

Readi-cut Houses



Sovereign
System

YOU are cordially invited to visit us at our Toronto offices and mills, inspect samples of our houses and materials, and examine designs not here catalogued. We are glad to welcome prospective customers and furnish them every opportunity to examine our goods.

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“READI-CUT” HOUSES

(FRAME OR BRICK VENEER)



**SUBSTANTIAL : WARM
COMFORTABLE : ATTRACTIVE**

MANUFACTURED IN OUR MILLS IN
TORONTO : OTTAWA : VANCOUVER
ACCORDING TO THE MOST APPROVED
METHODS OF MODERN CONSTRUCTION.
SHIPPED COMPLETE, KNOCKED DOWN
FLAT, READY FOR ERECTION. ANY ONE
CAN PUT THEM UP. THEY DIFFER FROM
OTHER HIGH CLASS DWELLINGS ONLY IN

C O S T

THIS DIFFERENCE—A MATTER OF ONE-
THIRD—IS THE SAVING WE MAKE FOR
OUR CUSTOMERS

CATALOGUE No. 10, 1915

**SOVEREIGN CONSTRUCTION CO.
LIMITED**

GENERAL OFFICES:

C.P.R. BUILDING

TORONTO, ONT.

ADDRESS ALL COMMUNICATIONS TO THE GENERAL OFFICES



A "Readi-Cut House" at a Glance

We sell you a Substantial, Warm, Comfortable, Attractive House, COMPLETE, readi-cut to be nailed together and occupied, for less than you can buy the rough material.

What You Get

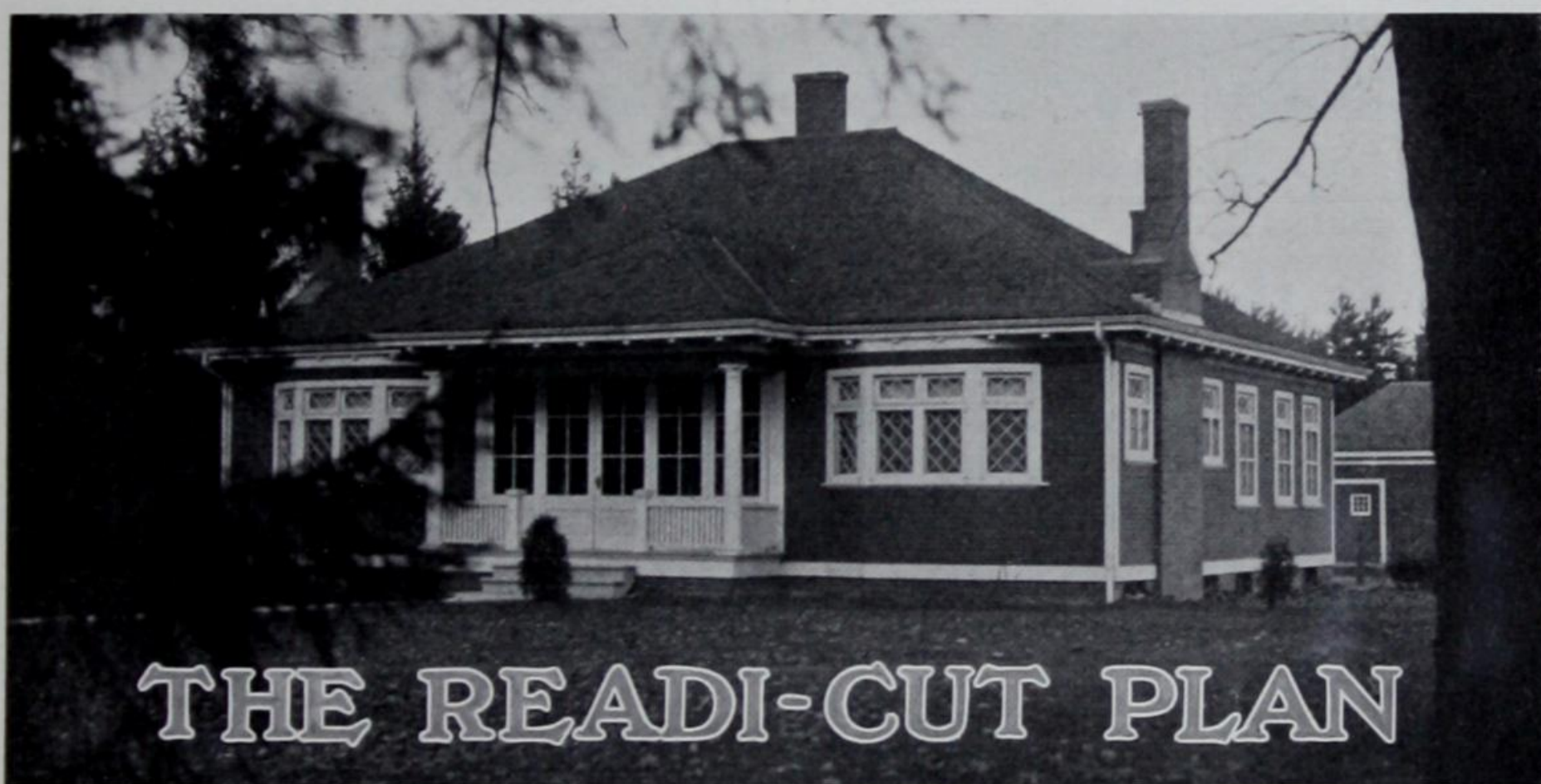
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|---|--|
| Sills, cut to fit. | Moulded base board and quarter round for interior walls. |
| Floor and ceiling joists, cut to fit. | Weather moulding for outside trim of doors and windows. |
| Rafters, all accurately cut to fit. | Crown mould, bed mould, cove mould, etc. |
| Wall and partition studding, cut to fit. | Stairways for all two storey houses, with the necessary newels, hand-rails and balusters, bundled. |
| Gable studding mitred to slope of rafters. | Doors for all openings with frame, and trim both sides, cut to fit and bundled. |
| Sheathing lumber for outside walls. | Windows with sash, glass, frame and trim cut to fit and bundled. |
| Siding, tongued and grooved, cut to fit, and bundled. | All hardware, including mortise locks, knobs, hinges, window fittings, galvanized iron flashings and building paper. |
| Gable siding, bevelled to fit, and bundled. | Nails of proper size for the entire house. |
| Sheathing for sub-floor and roof. | Best readi-mixed paints for two coats for the woodwork (inside and outside), any color. |
| Flooring, matched and bundled. | Putty, oil and shellac. |
| V-Joint Sheathing for porch ceiling and cornice, bundled. | Plaster board, fibre board, or lath and plaster, to finish the interior walls. |
| Shingles, XXX British Columbia Cedar, or Patent Roofing. | |
| Porch flooring, cut to fit and bundled. | |
| Porch columns, porch joists, hand-rail and balusters. | |
| Steps for front and rear, cut to fit and bundled. | |
| Outside finishing lumber, cut to length, bevelled or mitred, and bundled. | |

Complete Plans and Plain Instructions for Erecting the Building



Recent Development in Building Construction

*The story of the Wonderful Progress made in TEN Years.
A Record of Achievements. How Old-Fashioned Methods
have been Replaced. What the Modern System Means.*



THE READI-CUT PLAN

SINCE the dawn of recorded time, men's minds have lead them to follow in the footsteps of their ancestors. The Weavers' Riots were precipitated by such men; men to whom the old way, if not the best way, was at least good enough; who thought the march of progress was a thing to be prevented at all cost. And so, till the past ten years, methods of building construction remained much as they were when King Solomon built his Temple. It was this condition which inspired Kipling's

"I tell this tale which is strictly true,
Just by way of convincing you
How very little, since things were made,
Things have altered in the building trade."

A few years ago it occurred to a man of a different type, that if steel construction buildings could be manufactured in the shop, ready to be assembled where they were wanted, it should be equally possible to prepare the materials for frame buildings, in a mill equipped with accurate, labor saving machinery, which did not blunder, forget or make mistakes.

And so the "Readi-Cut" house system was born, and another, and this time peaceful, revolution was started.



S U B S T A N T I A L . . .

W A R M



THE CLUB HOUSE, BOWRING PARK, ST. JOHNS, NEWFOUNDLAND.
SUPPLIED READI-CUT BY THE SOVEREIGN CONSTRUCTION CO.

This is the Tenth Year of the "Readi-Cut" Success

READI-CUT HOUSES"—the Sovereign System of construction—may be new to you, but it was planned and put into operation ten years ago. Its merit and wonderful simplicity were immediately recognized by the public, and the result is that each year the History of the business shows a doubling in the volume and number of houses sold.

This wonderful growth would be impossible in any manufacturing, or other business, unless customers became friends; Unless real service was rendered; Unless honest value, square business methods, and integrity—prevailed;—Unless every customer was satisfied.

A Handsome, Comfortable Home

A "Readi-Cut House" when finished is exactly like any other well designed, well constructed, frame house. It cannot be taken apart except as you would tear apart any good house. The difference between a "Readi-Cut House" and the best house a builder would erect from plans furnished by a consulting architect is simply a difference in where you buy the material, how much you pay for it, and the methods used in bringing it to a finished state.



BUNGALOW, "THE ALBANY," REGINA, SASK.
SUPPLIED READI-CUT BY THE
SOVEREIGN CONSTRUCTION CO.

The Readi-Cut Idea

In building by the old methods you would probably buy your window and door frames made up—possibly you would have your main and basement stairs partly worked out—you would certainly buy your doors, columns, and newel posts finished, and you would have all your mouldings run at the mill. **That is—you would buy these items readi-cut or partly so.**

The Reason Being—that a mill equipped with modern power-driven machines can do better work at a lower cost than hand-labor. Every bit of work that **can** be done by machines, **should** be so done.



HOMER HOSPITAL AND DOCTORS' RESIDENCE
SUPPLIED READI-CUT FOR THE CONSTRUCTION CAMP ON THE NEW WELLAND CANAL

The Sovereign Construction Company Supply Your Whole House Readi-Cut

WE make the same percentage of saving for you on your whole bill, that you now hope to make on a few items.

It is the System which has made the great structural steel buildings possible—applied to frame construction.

We turn out in our mills, the Complete house, from sills to ridge board, readi-cut to fit.

We include all paint and the hardware down to the smallest nail or hinge.

We include all the interior wall board or lath and plaster, and the trim.

We include a graphic set of plans on which are indicated the location of every piece of lumber in the house.

We include a set of simply worded instructions which are so plain and comprehensive as to render any skilled supervision of the work unnecessary.

We sell you this complete house ready to be nailed together and occupied for less than you can buy the rough material locally.

The work involved in the erection of the house is two-thirds done when the house arrives on the building site.

We save you two-thirds of the actual labor and cut in half the cost of the one-third that remains.

The work of placing the material can be done by any man who can read and drive nails.

We save you one-third on the finished house.





Where the Saving Comes In

FIRST—We buy raw materials in large quantities, at the lowest prices obtained by big Manufacturers.

SECOND—We buy for cash and cash commands a premium at all times.

THIRD—We do not sell on credit and have no 5% or 10% for Bad Accounts charged in the prices of our houses.

FOURTH—We eliminate high priced hand labor entirely. In our mills we use high speed automatic machinery—and cheap labor.

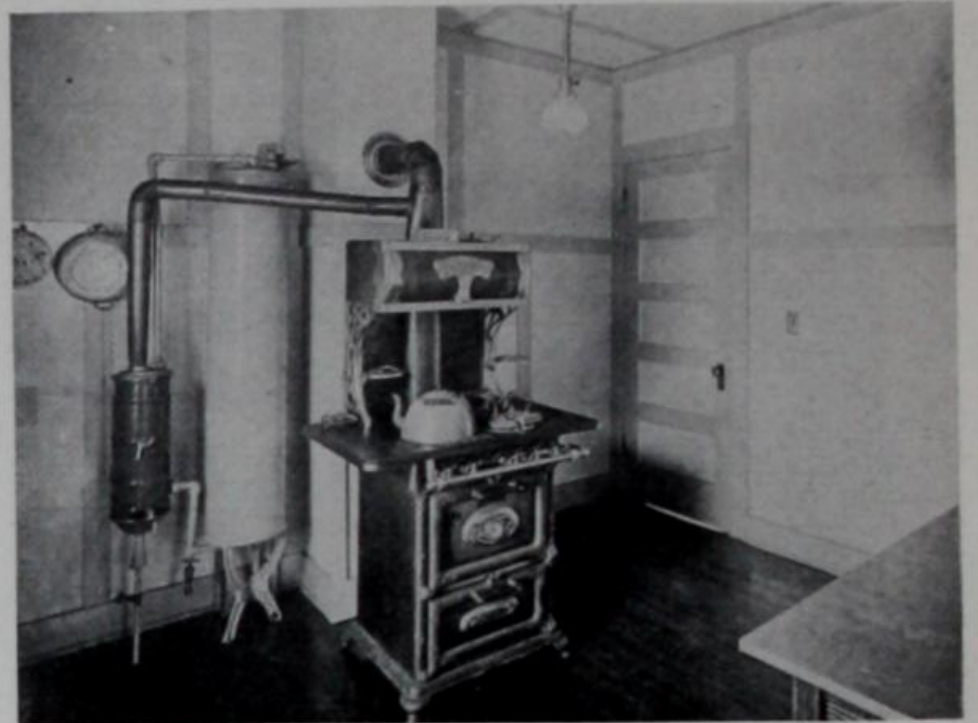
The cheapest labor is quite good enough to put the material in place after it arrives on the building site.

FIFTH—We do in our mills, two-thirds of the actual labor.

SIXTH—We cut in half the cost of the labor that is still necessary. A two dollar a day man can nail the pieces in place where it would require a four dollar man to fit them.

SEVENTH—We do by machinery in our mills, the cutting, planing and sanding that would ordinarily be done by the most expensive hand labor, on the job.

The purchaser of a "READI-CUT HOUSE" buys and pays for exactly enough material to build his house, plus a small addition to guard him against delay due to any unfortunate accidents on the job.



EIGHTH—We eliminate the waste pile. Around every completed house built by the old methods there accumulate piles of waste material.

This is due to four causes:—

- (1) Careless designing.
- (2) Careless figuring of quantities.
- (3) Careless use of unsuitable lengths.
- (4) Careless errors in cutting.

Other Points of Readi-Cut Economy

No Costly Delays



MANAGER'S RESIDENCE, PORCUPINE CROWN MINES.
SUPPLIED READI-CUT BY THE SOVEREIGN CONSTRUCTION CO.

In building by ordinary methods there is always an annoying and costly series of delays due to failure of material to arrive on time, materials being unsuitable when they do arrive, insufficient quantities being ordered, etc.

Under the "Readi-Cut" System, your house is delivered complete in one shipment, and you will not at any time have your workmen idle for lack of material to work with.



Economy of Design



A POINT in frame building design which is commonly overlooked, is that all lumber is sold in certain stock lengths—by keeping this in view when plans are being drawn, a great deal of waste can be avoided.

FOR INSTANCE:—A house 24' 0" long is usually quite as satisfactory as one 24' 3" long, and is much more economical.

A window or door placed six feet from a side wall will look quite as well as it would six feet one inch from the wall, and will not involve any waste of siding or sheathing.

You would not increase the width of a room from 13' 6" to 13' 8" if you knew that it made it necessary for a couple of dozen second floor joists to be increased two feet in length.

Careless Designing easily wastes 18% of the material.

This is One of the points on which we specialize "Design for Economy in Cutting."

No Charge for Plans and Supervision

A consulting architect would charge you from five to ten per cent. of the estimated value of your house, for the drawing of the plans and for the work of supervising the erection.

We reduce the cost of plans to a negligible quantity by dividing it among a hundred or more purchasers of the same style of house.

Our plans, instructions, and our "Redi-Cut" method, make any expert supervision unnecessary.

No Bill for Extras

You know before you invest a Dollar, just what the complete house is going to cost you, and you are not called upon in the end to pay a big bill of extras which commonly is put in at the last moment to swell the contract price.

The Materials We Use

Lumber

Every piece of lumber in a "Redi-Cut House" has been carefully selected from thoroughly seasoned first-class dry stock, especially selected for quality. It is inspected by experienced men, and if not up to a high standard is not used. This is an extremely important point, and you should consider it carefully. Our facilities for buying high grades are unexcelled by any manufacturer in the country. This means much to the purchaser—to know that all the materials are the best, that they are well seasoned, sound, and of first quality throughout. All trim material is No. 1 White Pine and in common with Doors, Sash and Stairs is given a beautiful finish. Fir is supplied in place of Pine in shipments from our Vancouver mills. You will have absolutely no cause for complaint of any of the materials supplied you. Can you say as much of those that can be purchased in your neighborhood?

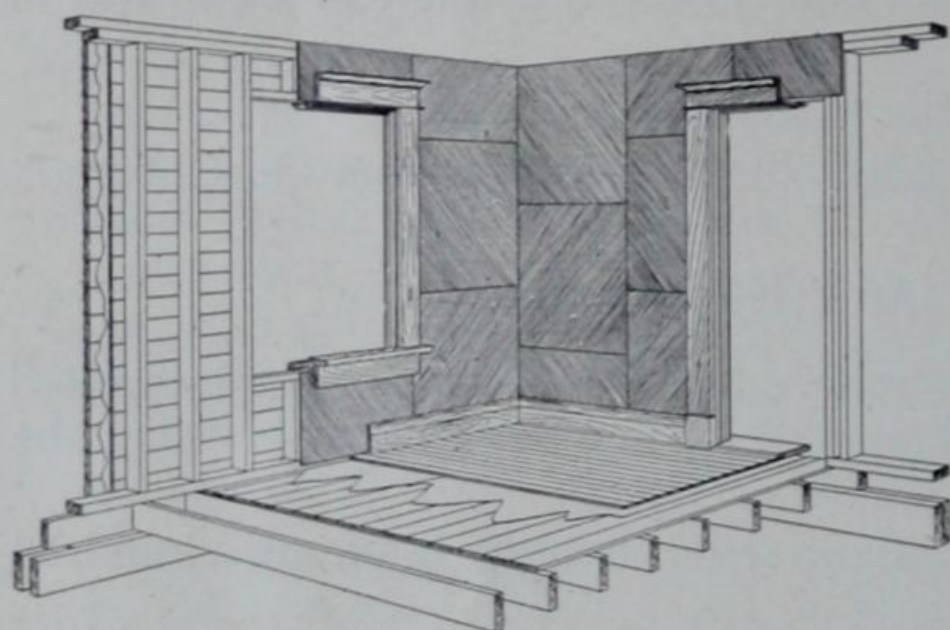


Hardware

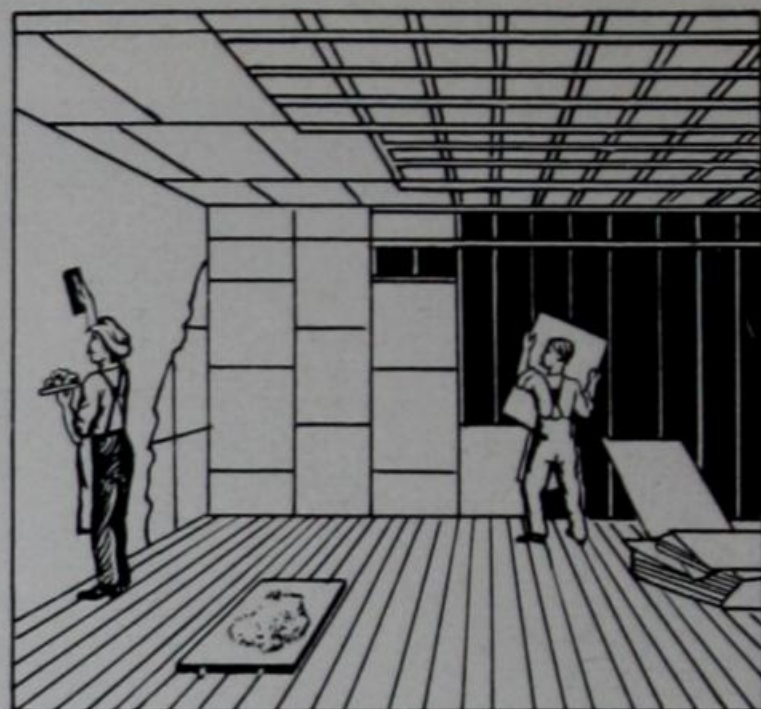
Our hardware comprises nails of all sizes and kinds required in doing a first-class job of work—double diamond glass for windows and glass doors—galvanized iron flashings for hips, valleys, and window and door openings—window and door hardware in oxidized old copper, or other tasteful finish of suitable size and pattern.

Paints

For all our houses we supply the very best quality of readi-mixed paints or stains manufactured or sold in Canada—pure linseed oil—orange shellac—and where specified, the best quality of shingle stain.



METHOD OF CONSTRUCTION.



METHOD OF APPLYING PLASTER BOARD.

Readi-Cut Plaster Board

This is the greatest single achievement of the builders' craft in the last generation. It gives absolute protection against extremes of temperature, saving more than 15% of the cost of heating—is air and vermin proof—and practically sound proof—can be cut with an ordinary saw to fit any space and is easily and quickly put on by anyone who can drive nails. Will not crack with age, nor loosen with dampness. A special filler is supplied to fill the joints, giving a smooth perfect wall which can be papered or given a putty coat as preferred.

Fibre Board

Readi-Cut Fibre Boards of any standard make, with suitable nails for placing them, will be furnished with any of our houses at the prices listed.

Lath and Plaster

Lath and prepared hard wall plaster and material for putty coat supplied at the purchaser's option on any of our designs, in place of plaster board or fibre board.

Our Method of Construction

We furnish double floors with building paper between for the ground floor of all our dwellings, and our outside walls, as shown by accompanying cut, are the last word in building construction. A plate is laid on the sub-floor and studding is set on this so that when the sheathing, builders' paper, and matched siding are placed on the outside of the studding, and the plaster board, lath and plaster, or fibre board, on the inside, the spaces in the wall between the studs are air-tight chambers which insulate the building from extremes of hot and cold weather better than solid brick. This construction, known and approved by the Building Departments of the Cities, and the Insurance Companies, as a fire stop construction, prevents the circulation of air in the walls, and is ample to make our dwellings warm in the coldest climate.



General Specifications

FOR houses on post foundations, we supply three sills lengthwise and one at each end. For masonry foundations a heavy centre sill only.

Sills range from 6 in. x 6 in. to 10 in. x 12 in.

Joists are from 2 in. x 6 in. to 2 in. x 12 in. according to the size and weight of the building and are all accurately sized.

Studding and Rafters are 2 in. x 4 in. to 2 in. x 6 in. dressed on two sides. Rafters are all collar tied.

Spacing of joists, studding, rafters, etc., is all on sixteen inch centres with an occasional exception in the case of porch joists or porch rafters.

Ceilings are from 8 ft. to 9 ft. high, and are square, with the exception of some storey and a half dwellings, which have a hipped ceiling on the second floor.

Outside walls are covered with sheathing, building paper and matched siding.

Where we furnish houses for brick veneer, stucco, or metallic siding, we supply $\frac{7}{8}$ in. tongued and grooved sheathing, cut to fit, to cover the outside walls, and in case of building for stucco finish, we supply the necessary metal lath.

For the roof we supply $\frac{7}{8}$ in. roof boards, building paper, and best cedar shingles, or $\frac{7}{8}$ in. roof boards and patent roofing.

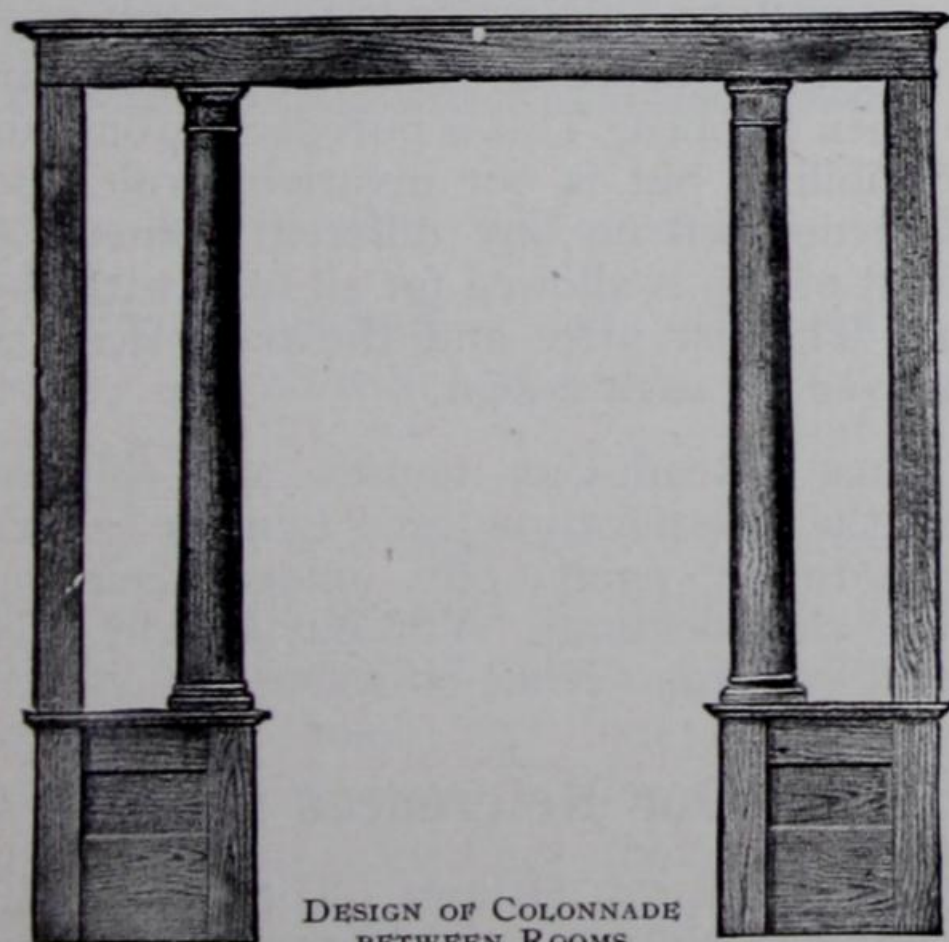
Hardwood floors of clear grade maple or birch are furnished at an extra charge of \$3.50 per square (100 square feet).

Base boards are O.G. moulded or bevelled.

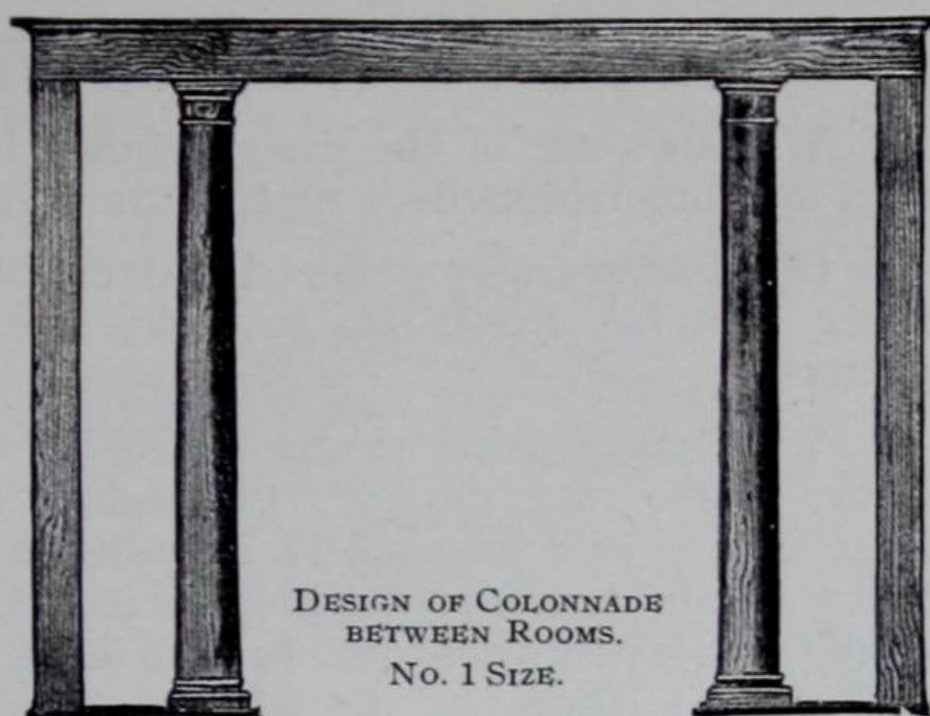
Quarter round moulding is supplied to finish the lower edge of the base.

Columns for verandahs and colonnade openings (see illustration) are 5 in. to 10 in. (stave) with caps and bases, except where the design shows square columns.

Front doors are 2 ft. 10 in. x 6 ft. 10 in. x $1\frac{3}{4}$ in. thick, part glass, of the design indicated in the cut of the house.



DESIGN OF COLONNADE
BETWEEN ROOMS.
No. 2 Size.



DESIGN OF COLONNADE
BETWEEN ROOMS.
No. 1 Size.

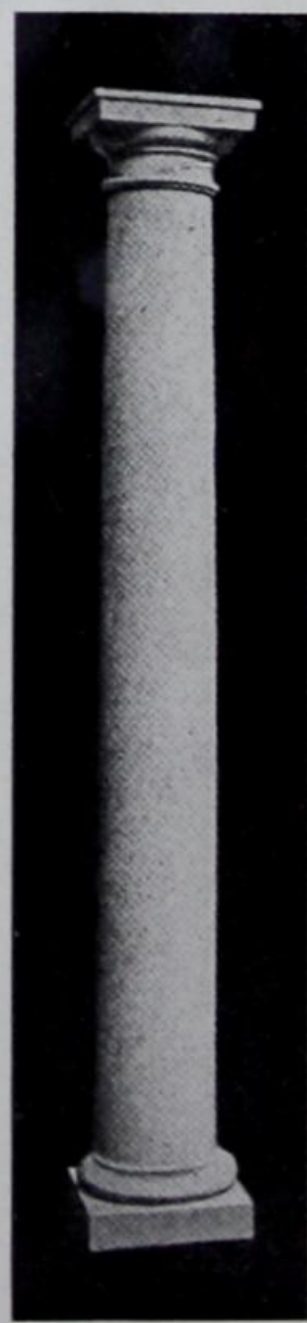
Interior doors are $1\frac{3}{8}$ in. thick, cross panel (see illustration, page 10).

Double swing doors are supplied wherever shown in floor plans, and will be put in to replace any single swing door at an extra charge of \$1.40 (see illustration, page 10).

Glass interior doors (French) are also illustrated on page 72.

Mirror doors are supplied where shown on floor plan.

The interior trim for doors consists of bullnosed casing, base blocks, and three-piece Colonial mantel head.



TURNED COLUMN.



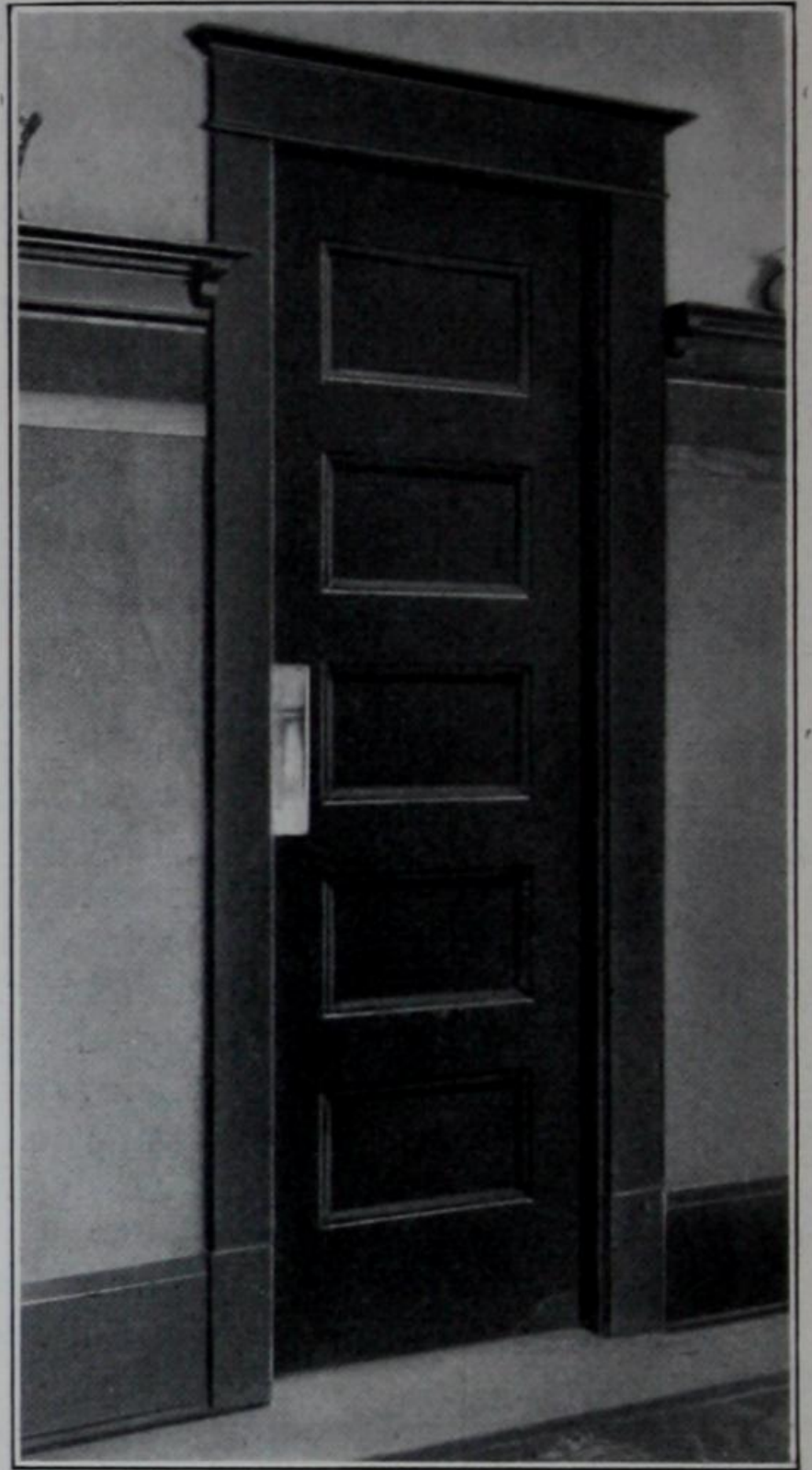
General Specifications—Continued

Windows are of the design shown in the cuts and are trimmed to match the doors.

Our hardware is oxidized old copper, or other tasteful finish of suitable size and pattern.

We furnish paint of any color, for woodwork, inside and outside, two coats. You may choose as many colors as you wish for body, trimmings, porch ceiling, sash, etc., and stain for shingled walls. We furnish on request, roof shingle stain, at an additional cost of \$1.00 per gallon. One gallon will cover 120 feet of roof surface, brush coat.

The cuts of colonnades No. 1 and No. 2 (page 9) are illustrative of the colonnades supplied where shown on floor plan, between halls, reception rooms, living rooms and dining rooms. Either design will be furnished at the purchaser's option.



Terms of Sale

Delivery made free on board cars at Toronto, Ottawa or Vancouver.

One-third cash with the order and the balance when shipped. This is no reflection on your responsibility, but is our invariable rule and we will not sell on any different terms. A discount of 5% is allowed for all cash with the order. The list price and the net price are both given for each design.

NOTE.—Readi-Cut houses are shipped under the classification of "Lumber" with the hardware, paint, etc., under their respective classifications. You pay freight only on what you use. None on waste.

Our References

The Bank of Ottawa, Toronto, Ont.,
The Bank of Nova Scotia, Toronto, Ont., OR
ANY PURCHASER OF A READI-CUT HOUSE.



Cost of Erection

"WHAT does it cost to erect a 'Readi-Cut' house?" is a question that we are asked daily, and we have to answer that it depends on the industry shown. The materials are all lying bundled and marked before the men, and there is no excuse for any delays or loafing on the job. The materials can be put in place just as fast as nails can be driven.

To make sure that builders work to good advantage, we issue a set of instructions for each building,



covering the placing of material when it is delivered on the ground, the number and class of workmen to employ and the way in which they can work most efficiently.

Below are given estimates of the cost of erecting and painting various types of houses, and in this connection it should be remembered that any part of the work the owner can do himself in his spare time, will be clear saving.

The "Glenora," 30 ft. x 22 ft., will cost about 20% of our price.

The "Glenora" Summer Cottage, 30 ft. x 22 ft., will cost about 20% of our price.

The "Suburban" and other storey

and a half houses, will cost 20% to 25% of our price.

The "Ingersoll" and other two storey houses, will cost about 25% of our price.

In making comparisons with these prices, it must be kept in mind that we supply all hardware, glass, paint and interior wall finish and that our estimated erection costs are for carpenter work, glazing, putting hardware in place, finishing interior walls and doing all painting.



SOVEREIGN READI-CUT BUNGALOW,
CANADIAN NATIONAL EXHIBITION, TORONTO



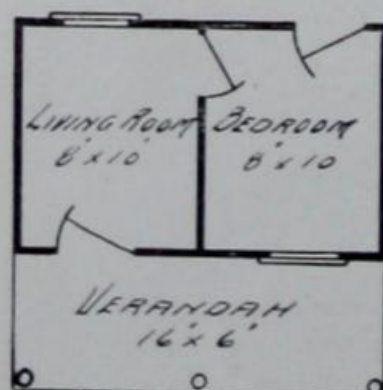
S U B S T A N T I A L . . . W A R M



ALLISTON : DEVON : GLENORA : REDCLIFF TOTTENHAM

Readi-Cut Dwellings Two to Five Rooms

ARE all cottages of the type illustrated above, the doors and windows being placed to suit the arrangement of rooms and the size of the cottage. The most popular sizes and floor plans are given below and on the opposite page, but within reasonable limits we can furnish any of these designs in any size and with any floor plan desired, without additional charge except for the additional material needed to make the change. The same quality of material and workmanship used in these as in our most expensive designs.

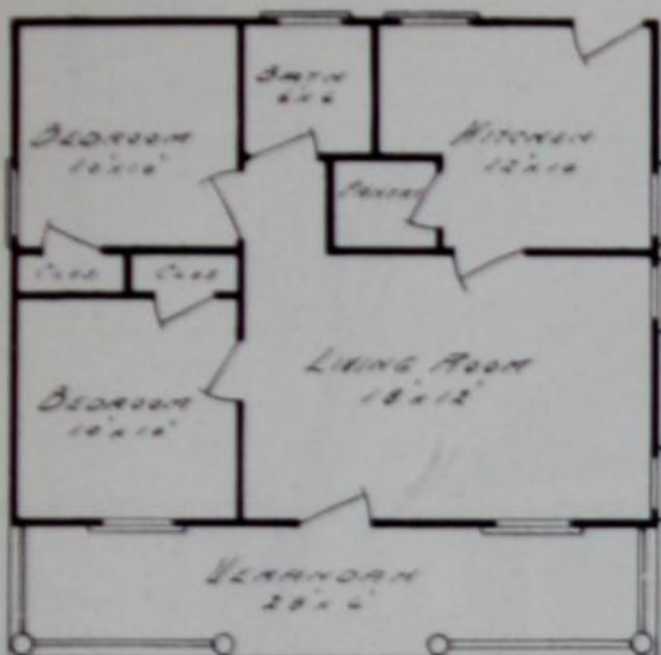


FLOOR PLAN ALLISTON

	Size.	Price.	Net Price.
The "Alliston," Two Rooms	16 x 16	\$225.65	\$214.37
The "Alliston" No. 1, Two Rooms	20 x 16	279.40	265.43
The "Alliston" No. 2, Two Rooms	20 x 18	335.80	319.00
Furnished with 5-inch porch columns, but without porch rail. Doors and windows as shown on floor plan.			
The "Alliston" No. 1 has two 10 x 10 rooms, and the "Alliston" No. 2 two 10 x 12 rooms.			

Refer to page 10 for specifications and terms.

"We have already had some pretty cold weather, and while my 'Alliston No. 2' is not wholly finished, we maintain an average of 70 degrees inside with no double or storm windows."—A. M. LEE.

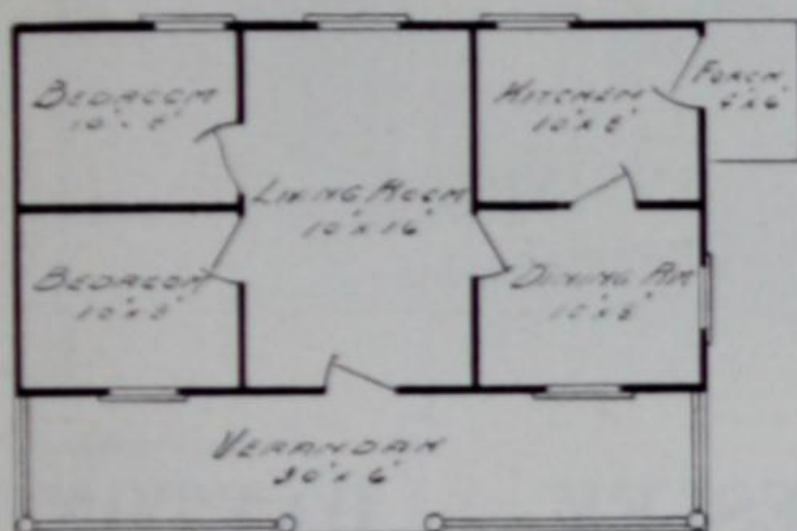


FLOOR PLAN DEVON

The "Devon," four
Rooms and Bath

Size.	Price.	Net Price.
28 x 28	\$653.00	\$620.35

Furnished with 6-inch porch columns and with porch rail. Windows and doors as shown on floor plan. See design opposite.



FLOOR PLAN GLENORA

The "Glenora,"
Five Rooms

Size.	Price.	Net Price.
30 x 22	\$565.80	\$537.51

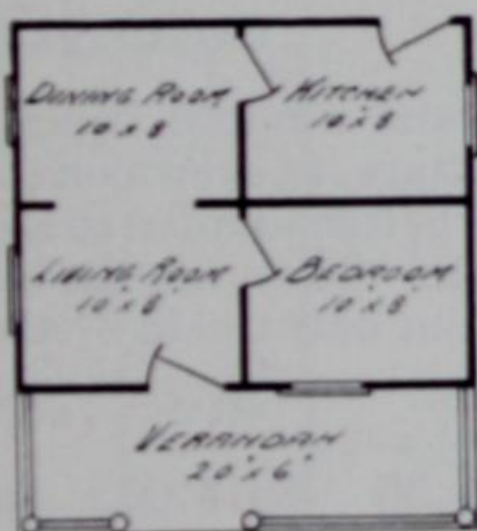
The "Glenora"
No. 1, Five
Rooms

Size.	Price.	Net Price.
30 x 28	644.75	612.52

Windows and doors as shown on floor plan. 6-inch porch columns and rail.

The only difference between the No. 1 and the No. 2 is in the size of floor space. See design opposite.

"I saved about \$200.00 on my 'Glenora No. 2,' by using your system."—H. J. STAPLETON.



FLOOR PLAN REDCLIFF

The "Redcliff,"
Four Rooms

Size.	Price.	Net Price.
20 x 22	\$415.10	\$394.35

The "Redcliff" No.
1, Four Rooms

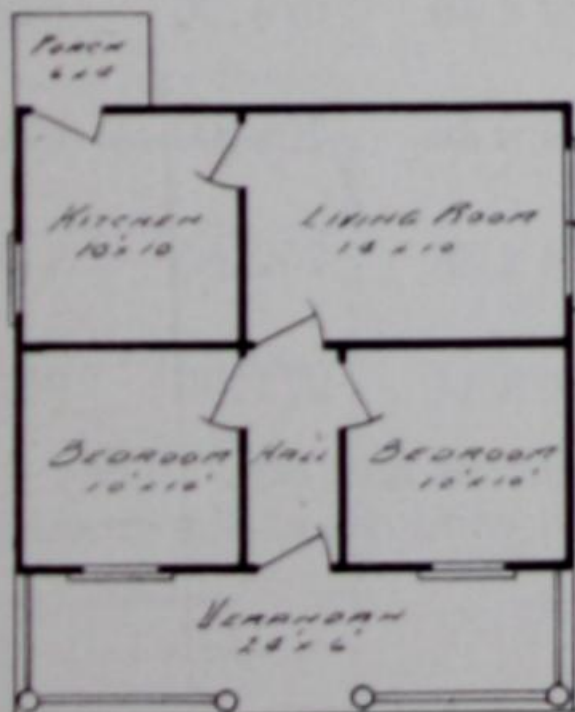
Size.	Price.	Net Price.
24 x 26	598.55	568.63

6-inch porch columns and rail.

They differ from each other only in the amount of floor space.

Doors and windows as shown on floor plan. See design opposite.

"Your system saved me about \$300.00 on my 'Redcliff.' I priced the lumber for it here, and they wanted \$475.00 for it in the rough."—CHAS. WITHINGTON.



FLOOR PLAN TOTTENHAM

The "Tottenham,"
Four Rooms and
Hall

Size.	Price.	Net Price.
24 x 26	\$597.00	\$567.15

6-inch porch columns and rail.

Doors and windows as shown on floor plan. See design opposite.

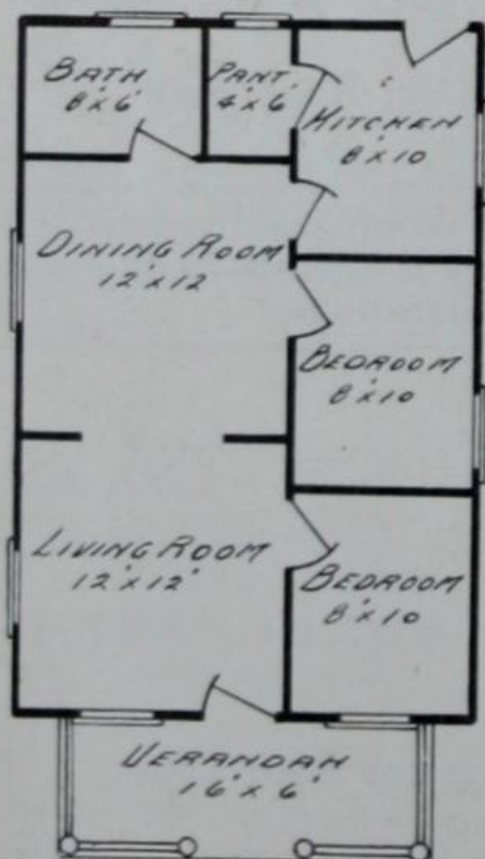
Refer to page 10 for specifications and terms.



BRUCE : FARNHAM : CHESLEY : DAYTON JACKSON

Readi-Cut Dwellings Two to Six Rooms

ARE all cottages of the type illustrated above, the doors and windows being placed to suit the arrangement of rooms and the size of the cottage, as shown on the floor plans below and on the opposite page. These designs are better adapted to localities where land values are high, than are those previously shown. They can be built on narrow lots and still have ample side room. Their quality is our only quality—the best.



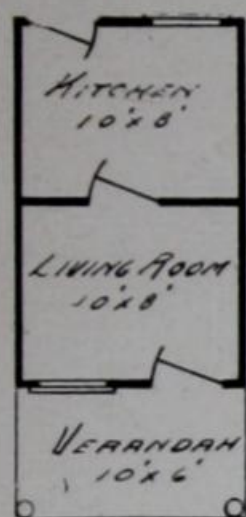
FLOOR PLAN JACKSON

	Size.	Price.	Net Price.
The "Jackson," Five Rooms and Bath	20 x 36	\$646.00	\$613.70
The "Jackson" No. 1, Five Rooms and Bath	22 x 36	676.20	642.39
The "Jackson" No. 2, Five Rooms and Bath	24 x 36	708.00	672.60
The "Jackson" No. 3, Five Rooms and Bath	24 x 38	752.65	715.00
The "Jackson" No. 4, Five Rooms and Bath	26 x 44	971.00	922.45

Furnished with 6-inch porch columns and rail. They differ only in size of floor space. Doors and windows as shown on floor plan.

Refer to page 10 for specifications and terms.

"I consider I have saved at least \$300.00 in the construction of the 'Jackson No. 2.'—E. D. KING.

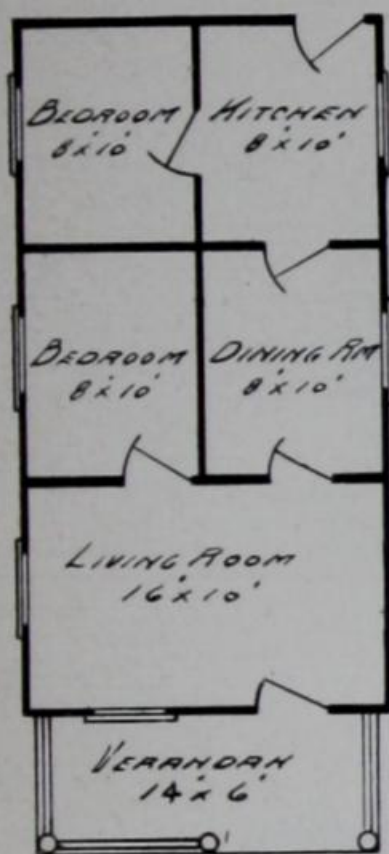


FLOOR PLAN BRUCE

	Size.	Price.	Net Price.
The "Bruce," Two Rooms	10 x 22	\$207.10	\$196.75
The "Bruce" No. 1, Two Rooms	10 x 26	256.60	243.77
The "Bruce" No. 2, Two Rooms	12 x 26	313.15	297.50

Furnished with 5-inch porch columns without porch rail.

They differ only in floor space. Doors and windows as shown on the floor plan. See design opposite.



FLOOR PLAN FARNHAM

	Size.	Price.	Net Price.
The "Farnham," Five Rooms	16 x 36	\$551.15	\$523.60

Furnished with 6-inch porch columns and porch rail. Doors and windows as shown on floor plan. See design opposite.

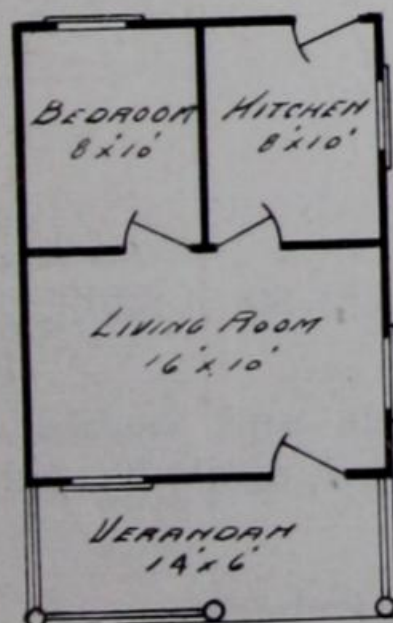
"The 'Farnham' shipped me required 21 days for two men to erect it."
—R. A. GIBSON.



FLOOR PLAN CHESLEY

	Size.	Price.	Net Price.
The "Chesley," Four Rooms	16 x 26	\$381.05	\$362.00
The "Chesley" No. 1, Four Rooms	20 x 30	553.25	525.59

Furnished with 6-inch porch columns and porch rail. They differ only in size. Doors and windows as shown on floor plan. See design opposite.



FLOOR PLAN DAYTON

	Size.	Price.	Net Price.
The "Dayton," Three Rooms	16 x 26	\$381.05	\$362.00
The "Dayton" No. 1, Three Rooms	20 x 30	553.25	525.59

Furnished with 6-inch porch columns and rail. They differ only in size. Doors and windows as shown on floor plan. See design opposite.

Refer to page 10 for specifications and terms.

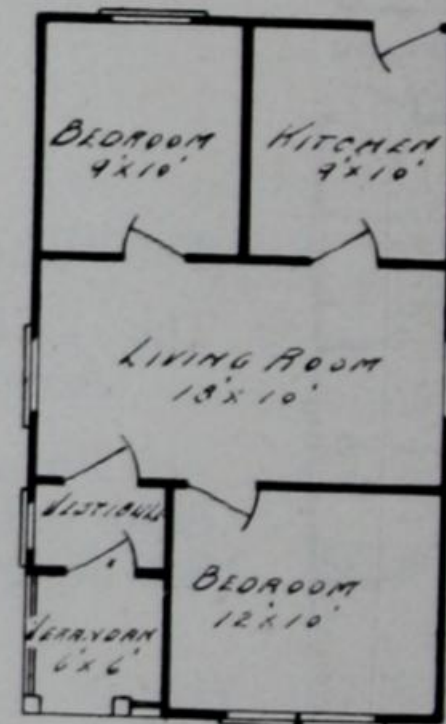


S U B S T A N T I A L . . .

W A R M



"Homekeeping hearts
are happiest;
To stay at home
is best."
—LONGFELLOW.



FLOOR PLAN

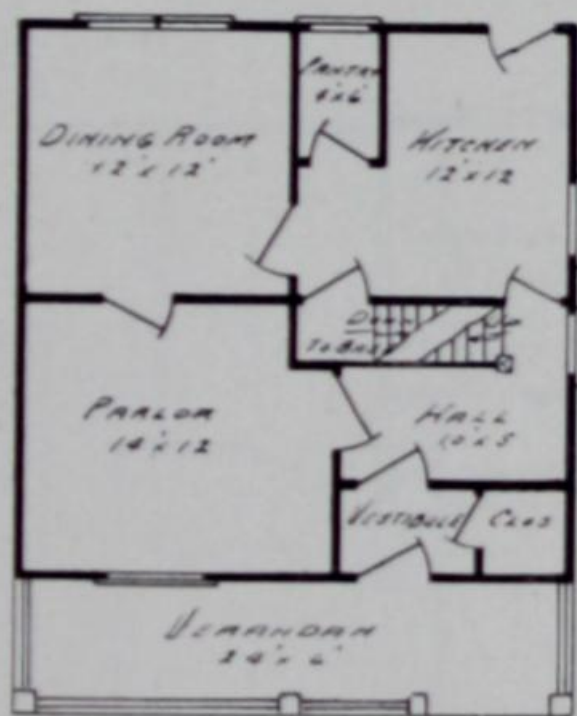
BURNSIDE

	Size.	Price.	Net Price.
Readi-Cut Four-Room Dwelling, with Vestibule . . .	18 x 30	\$592.50	\$562.88

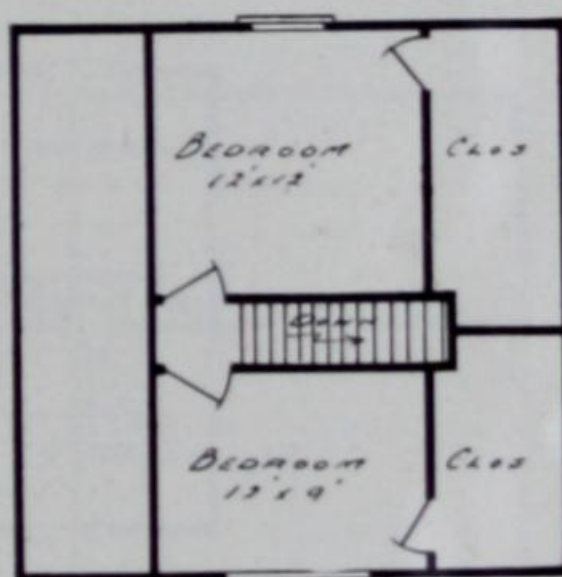
A GABLE-ROOFED cottage of pleasing design, with inset porch, and vestibule leading to large living room, all under the main roof. Well lighted, easily heated, and a comfortable, inexpensive home for four people.

Siding will be substituted for shingles on the gables without extra charge.

Refer to page 10 for specifications and terms.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

OXFORD

	Size.	Price.	Net Price.
Readi-Cut Six-Room Dwelling, with Vestibule . . .	24 x 30	\$840.00	\$798.00

THE "OXFORD" storey-and-a-half dwelling appeals to the discerning by reason of its vestibule, coat closet, main hall, pantry and large living rooms on the main floor, and two large bedrooms with closets on the second floor. The shingled fascia and gable end will be replaced with dressed fascia and siding if preferred, without extra cost.

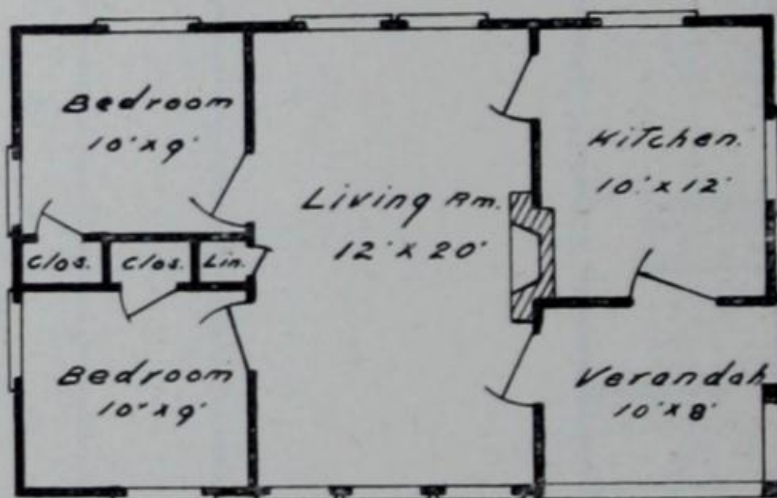
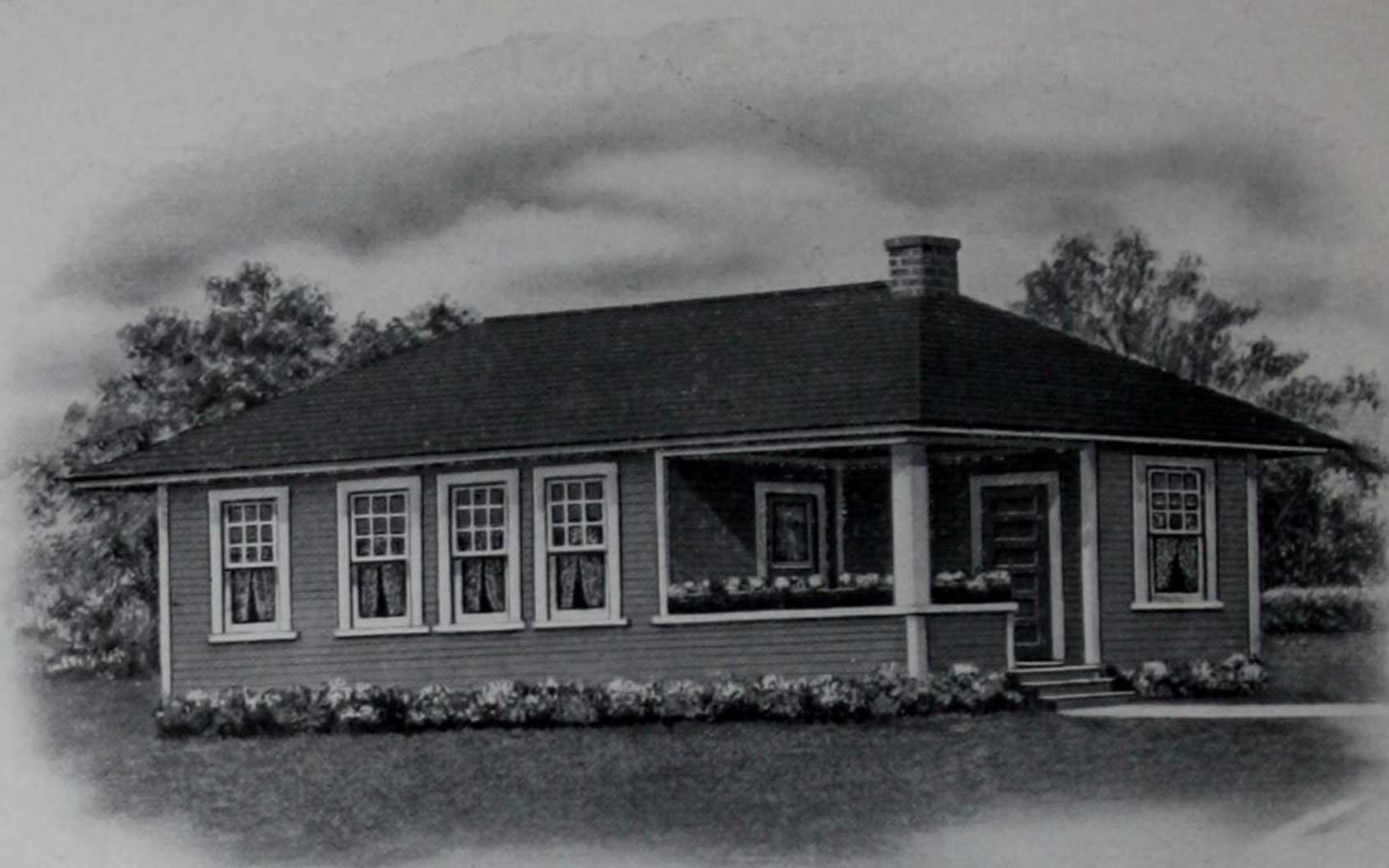
Refer to page 10 for specifications and terms.

"Find it almost too warm in the ordinary winter weather."—L. BRALEY.



S U B S T A N T I A L . . .

W A R M



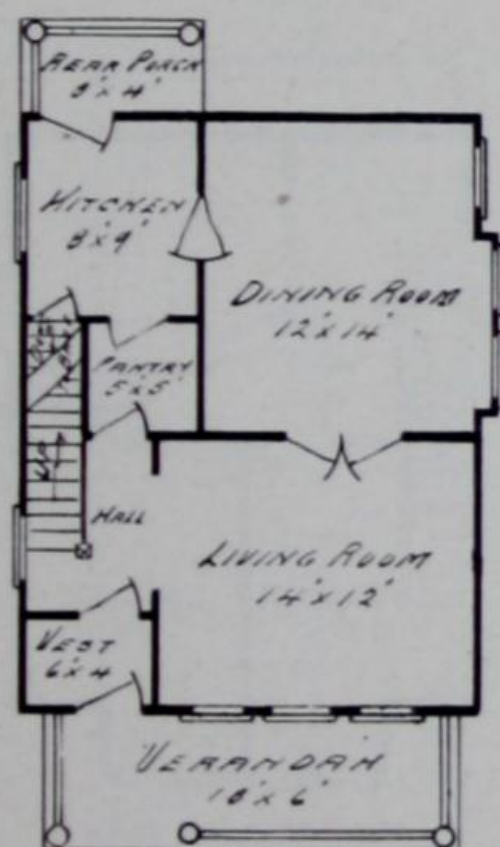
FLOOR PLAN

MODEL

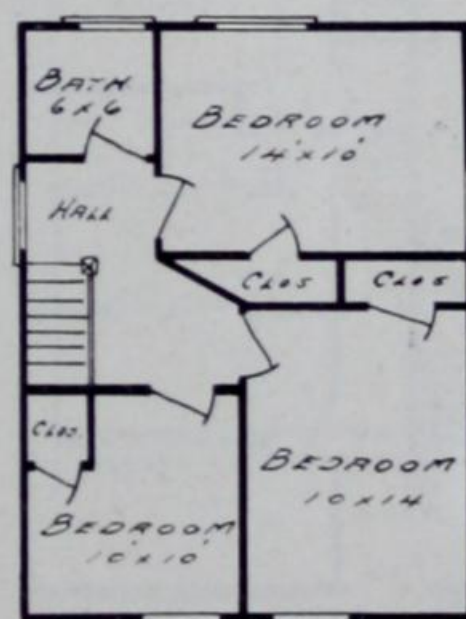
	Size.	Price.	Net Price.
Readi-Cut Four-Room Farm House	20 x 32	\$666.00	\$632.70

DESIGNED and planned by the Department of Agriculture to give the best possible value for the money, after careful study of farm requirements. Comfort and convenience have been given first consideration. The kitchen can be furnished to save all unnecessary steps. The living room, to be used as a dining room as well, is large and well adapted to the needs of harvest and threshing time. The porch (easily screened) and two bedrooms, complete this comfortable farm home.

Refer to page 10 for specifications and terms.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PRESTON

	Size.	Price.	Net Price.
Readi-Cut Six-Room Dwelling, with Bath	20 x 32	\$1042.00	\$989.90

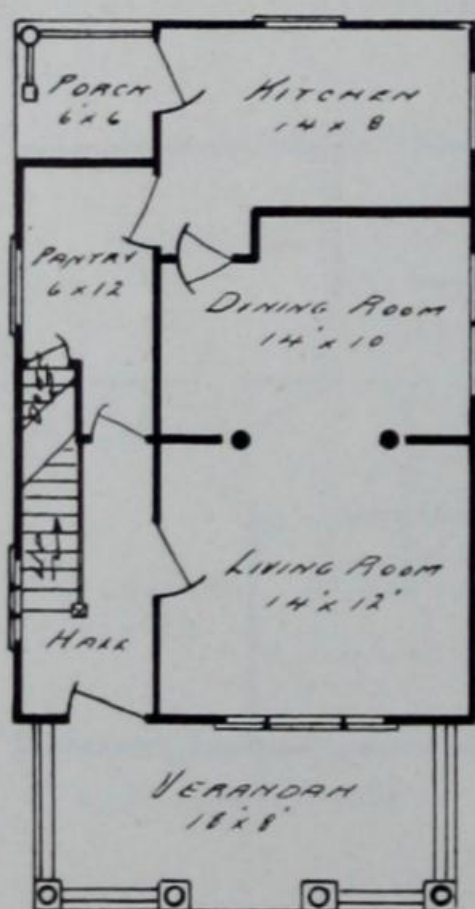
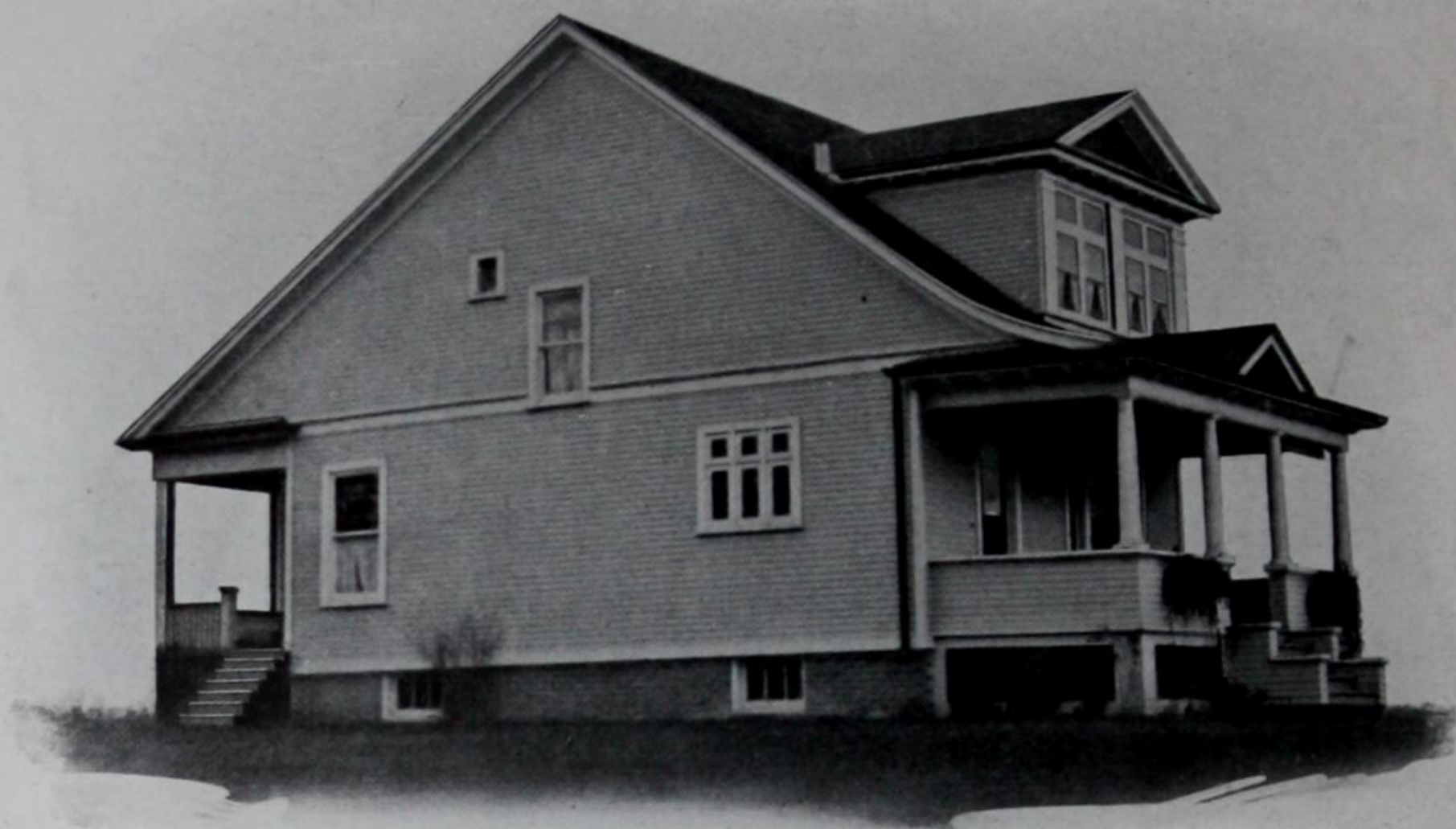
AN ideal design for a 25-foot town lot. Second storey walls shingled or sided as preferred. If the bay-window in the dining room is to be used for a sideboard, high casement windows will be supplied in place of full length sliding sash windows. Double doors between living and dining rooms may be either cross-panel, or divided light glass.

Refer to page 10 for specifications and terms.

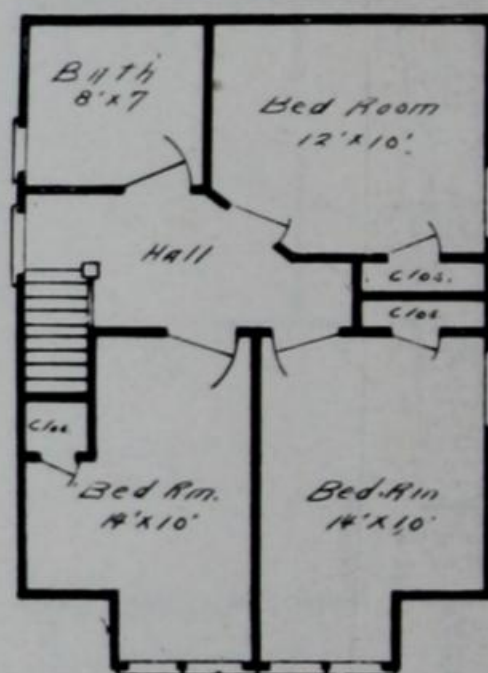
"Our house has a splendid appearance; all timber is of the best and highly finished, every piece fitting nice and easy."—WM. MACDONALD.



S U B S T A N T I A L . . . W A R M



FIRST FLOOR PLAN



SECOND FLOOR PLAN

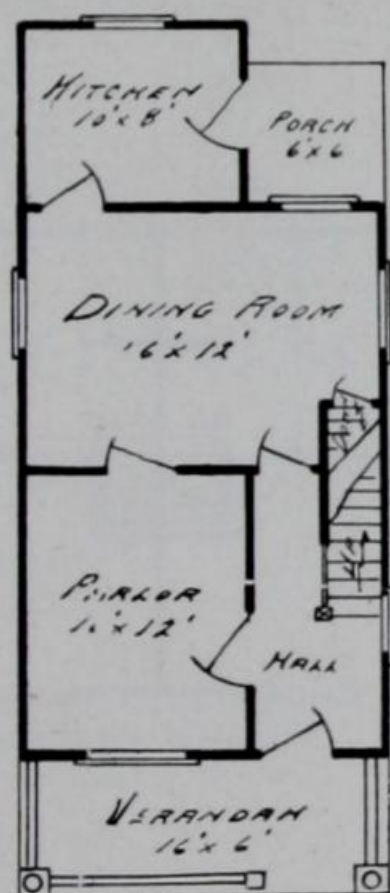
SUDBURY V.

	Size.	Price.	Net Price.
Readi-Cut Six Room Dwelling, with Bath	20 x 38	\$1042.00	\$898.90 \$989.90

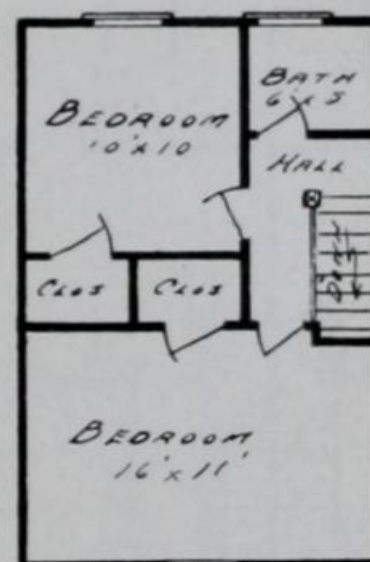
THE "SUDBURY" is offered as a design for a 25-ft. town lot. The front is a pleasing departure from the conventional gable end to the street. Ample provision for side passage to the rear. Main stair well lighted by casement windows at the bottom and a double sash window at the top. All rooms light and airy; ample closet and pantry room.

Refer to page 10 for specifications and terms.

"The fool thinks a thing worthless or else it wouldn't be offered him."



FIRST FLOOR PLAN



SECOND FLOOR PLAN

DALTON

	Size.	Price.	Net Price
Readi-Cut Five-Room Dwelling, with Bath	16 x 38	\$841.00	\$798.95

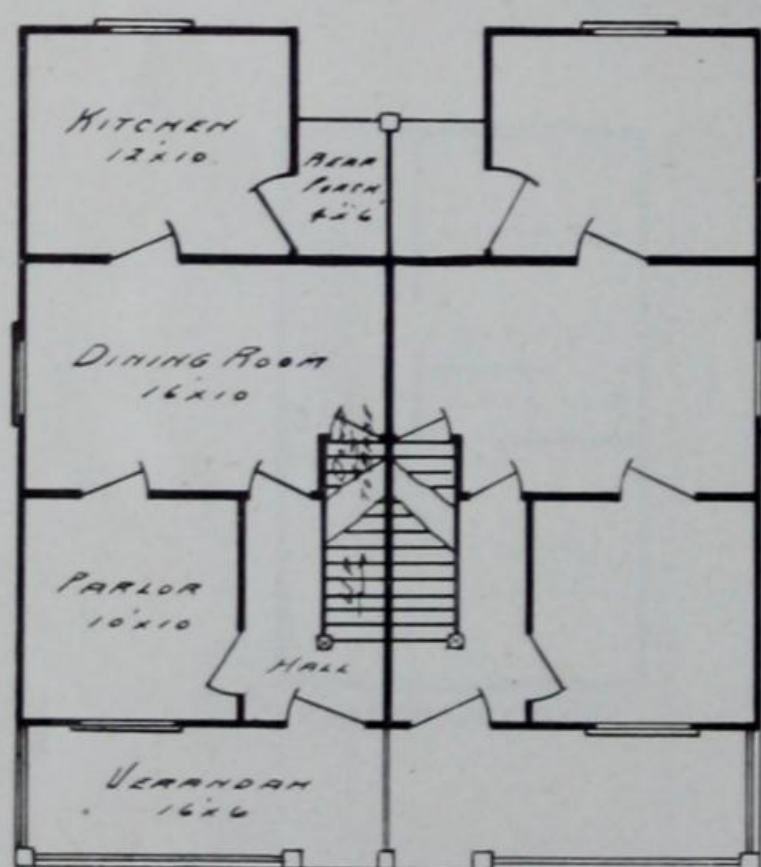
THE "DALTON" is designed for a 20-foot town lot, leaving room for a side passage to the rear. All rooms well lighted. The upper sash of the front second-storey window will be furnished with a single light of glass instead of divided lights, if desired.

Refer to page 10 for specifications and terms.

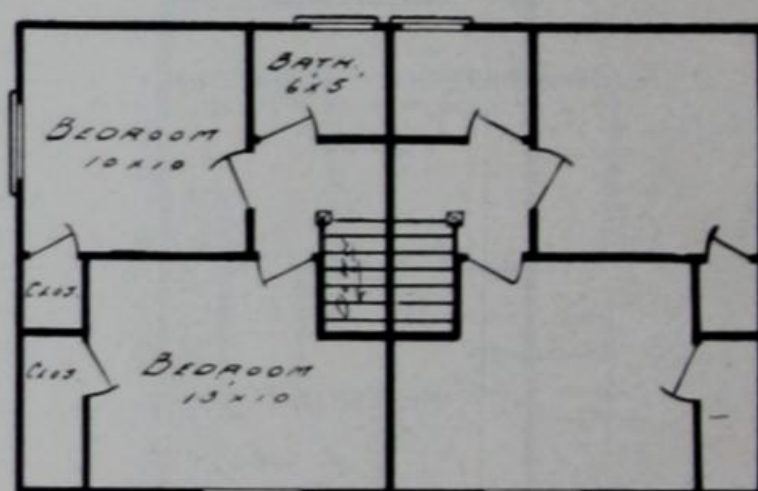
"The three houses purchased from you have turned out exactly as you stated. The cost of erection and painting was very small, and we are entirely satisfied."—MISSISQUOI MARBLE CO.



S U B S T A N T I A L . . . W A R M



FIRST FLOOR PLAN



SECOND FLOOR PLAN

CAVAN

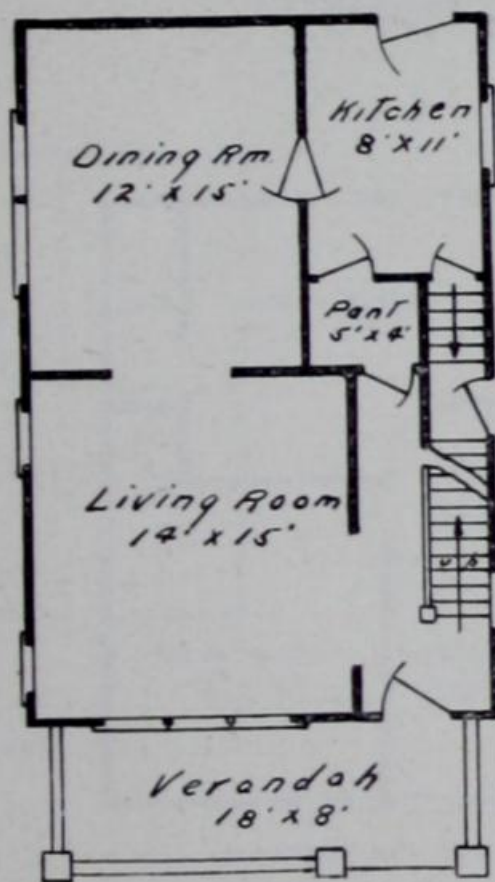
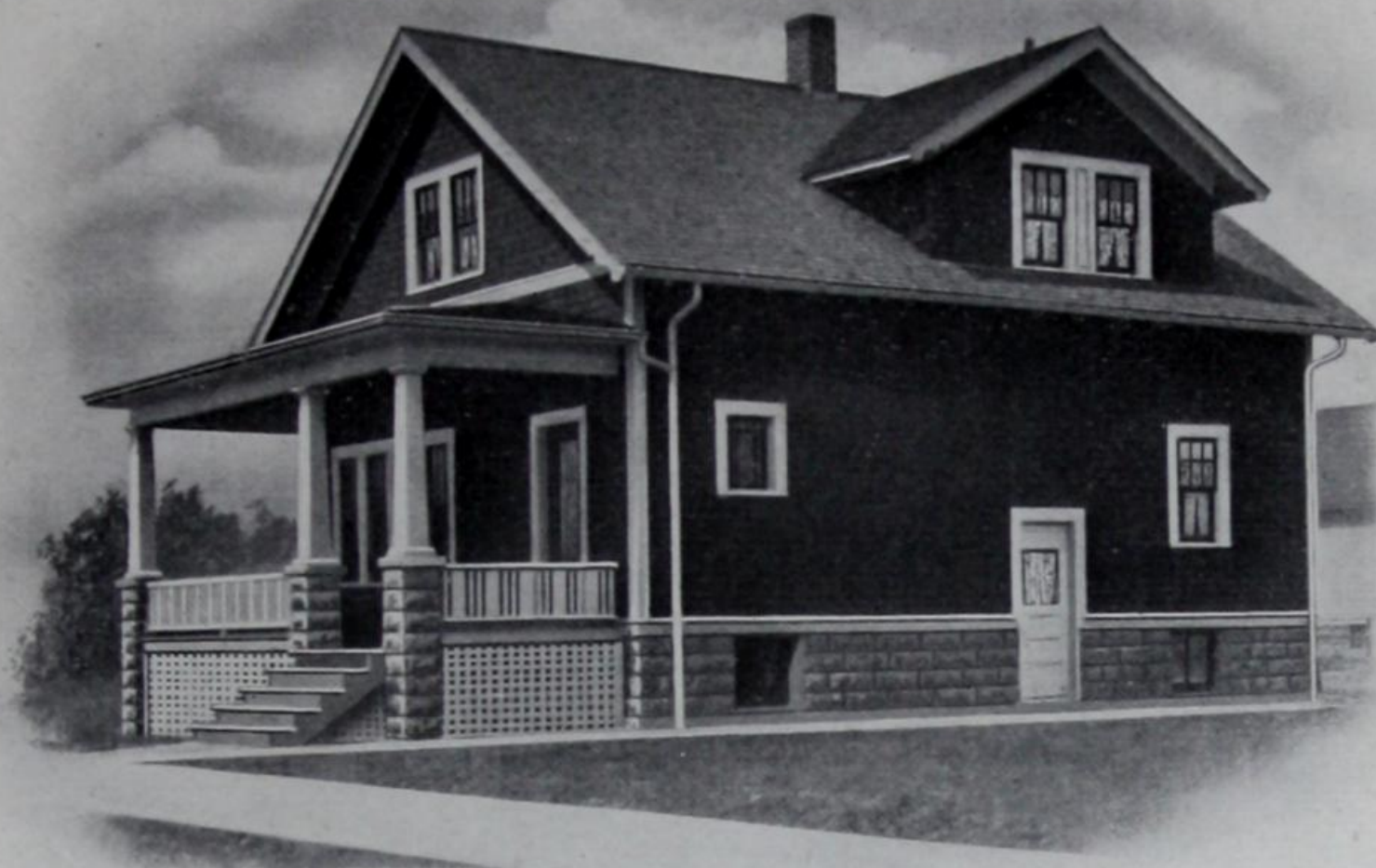
	Size.	Price.	Net Price.
Radi-Cut Double Dwelling, Five Rooms with Bath .	32 x 36	\$1356.00	\$1288.20

SUITABLE for improving town lots economically for the use of two families. All rooms are outside rooms, well lighted and ventilated. One half should rent for enough to carry both.

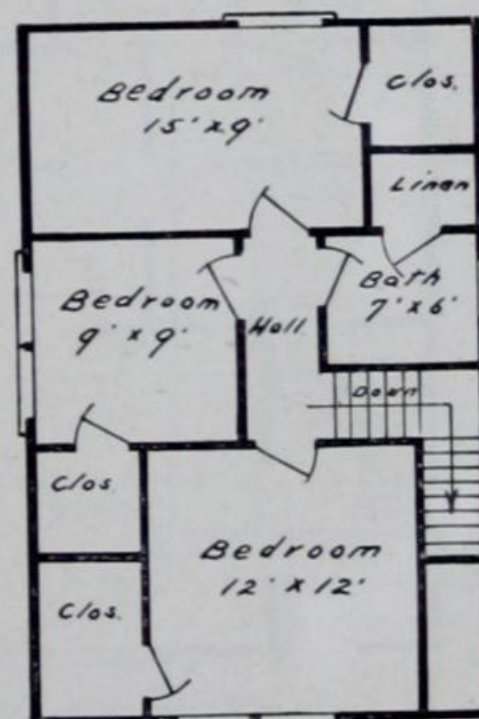
	Size.	Price.	Net Price.
One Half, furnished complete as a Single Dwelling .	16 x 36	\$832.50	\$790.88

Refer to page 10 for specifications and terms.

"Radi-Cut Houses are beyond the criticism of anyone."—V. A. HITE.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

ACTON

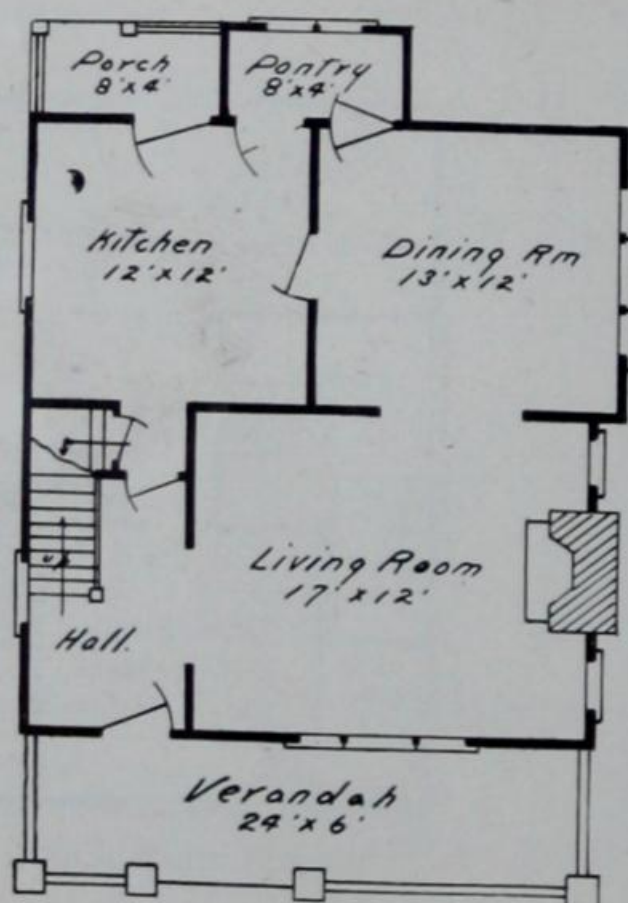
	Size.	Price.	Net Price.
Readi-Cut Six-Room Dwelling, with Bath	20 x 30	\$1052.00	\$999.40

ONE of the latest designs to meet the demand for a storey-and-a-half house and yet adhere to the graceful bungalow lines so justly popular. Exceptionally good living room and dining room, convenient kitchen and pantry, and stairway from kitchen to grade entrance and cellar. Two large bedrooms and one small one, bath, linen and clothes closets in abundance, make the second floor plan all that could be desired in a house of this size.

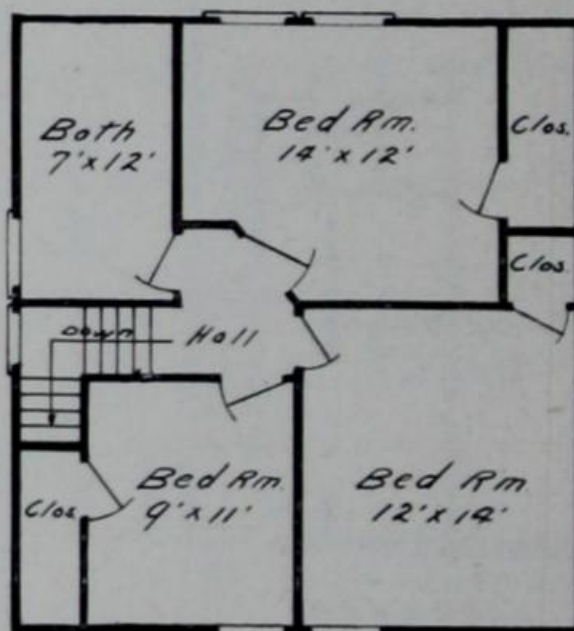
Exposed rafters, shingled gables and divided light windows, as shown, give finish and individuality to this "homey" home.

Refer to page 10 for specifications and terms.

"Wonderful what a man can save through your experience."—ALBERT BLACKMAN.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

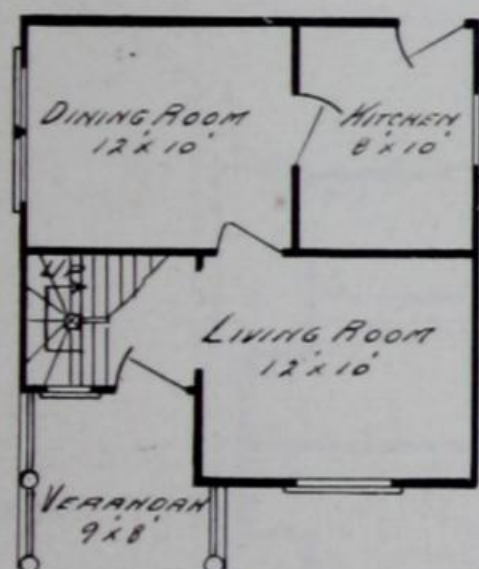
BRUNSWICK

	Size.	Price.	Net Price.
Readi-Cut Six-Room Dwelling, with Bath	24 x 34	\$1258.00	\$1195.10

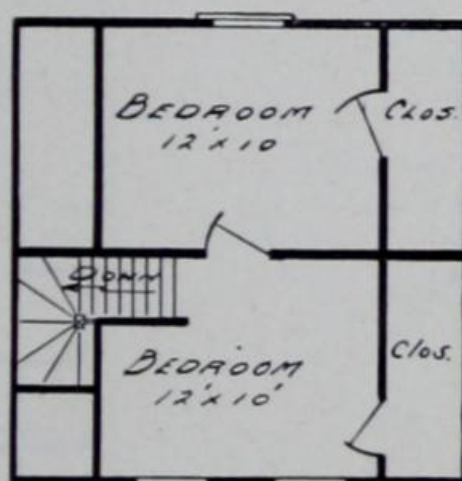
A STOREY-AND-A-HALF design made specially attractive by the offset dining room with its double mullioned window, casement windows in side and double mullioned window in the front of living room, and the mullioned window dormers in front and rear slopes of roof. A generous verandah with square columns. Floor space convenient and compact. Good closets and pantry.

Refer to page 10 for specifications and terms.

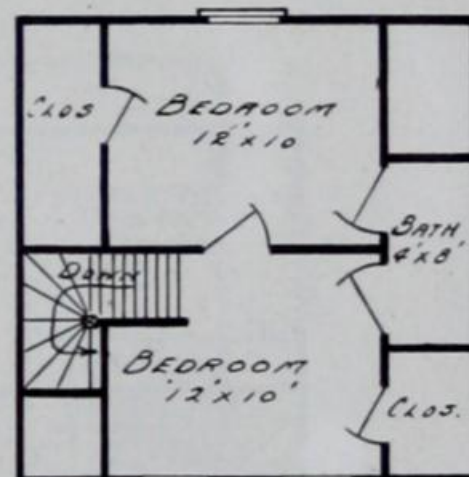
"The difference between success and failure is just the difference between action and inaction."



FIRST FLOOR PLAN



SECOND FLOOR PLAN

EVANSTON NO. 1
SECOND FLOOR PLAN

EVANSTON : EVANSTON No. 1

WITH BATH

	Size.	Price.	Net Price.
Radi-Cut Five-Room Dwelling (the "Evanston") .	20 x 20	\$697.90	\$663.00
Radi-Cut Five-Room Dwelling (the "Evanston No. 1")	20 x 20	723.00	686.85

THE design "Evanston" and "Evanston No. 1" are identical, except that in the latter provision is made for a bath room lighted by dormer windows. One of the most complete designs that we build. A maximum amount of room at a minimum cost. Is in favor in all parts of the Dominion.

Refer to page 10 for specifications and terms.

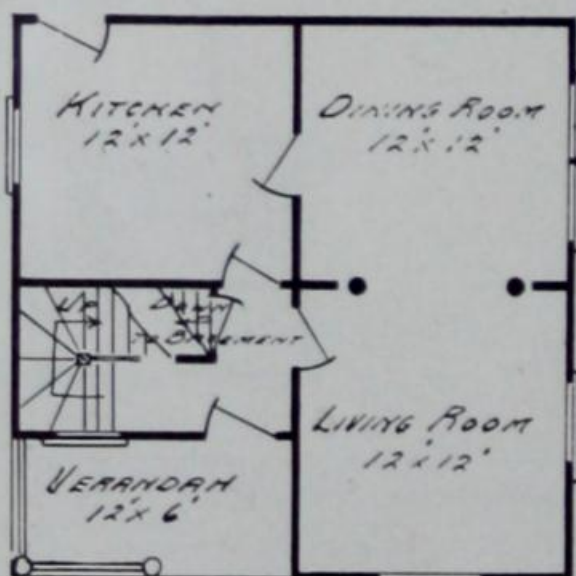


"The house is warmer than my solid brick house."—A. HALLMAN.

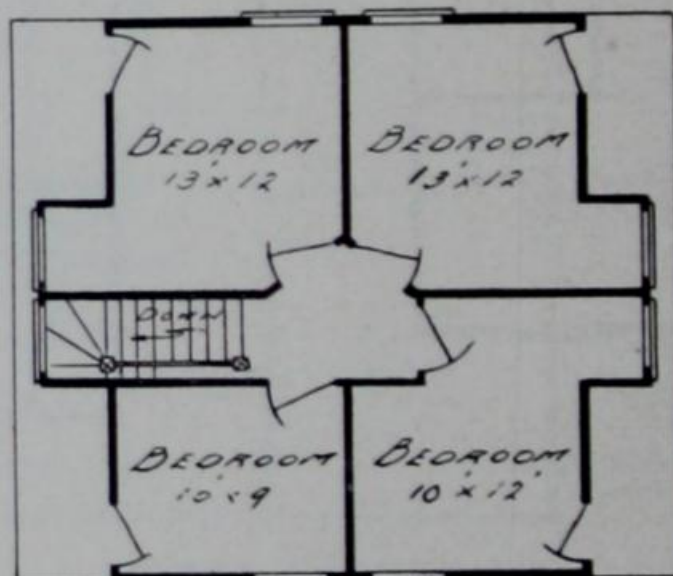


S U B S T A N T I A L . . .

W A R M



FIRST FLOOR PLAN



SECOND FLOOR PLAN

MIDLAND

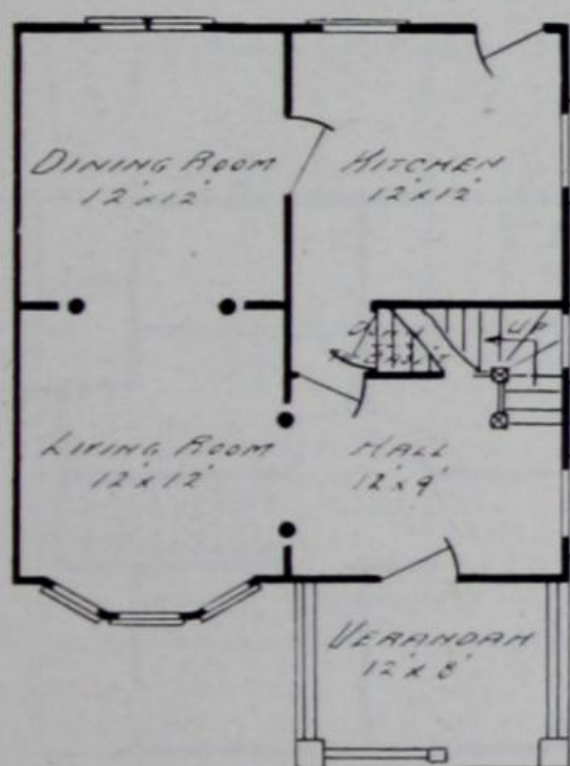
	Size.	Price.	Net Price.
Readi-Cut Seven-Room Dwelling	24 x 24	\$1087.00	\$1032.65

THIS is another variety of the gambrel roof design, the verandah being inset under the main roof. Like the "Ashcroft," the heavy overhang at the eaves permits of ample space on the second floor for good generous bedrooms. The listed price does not include kitchen addition.

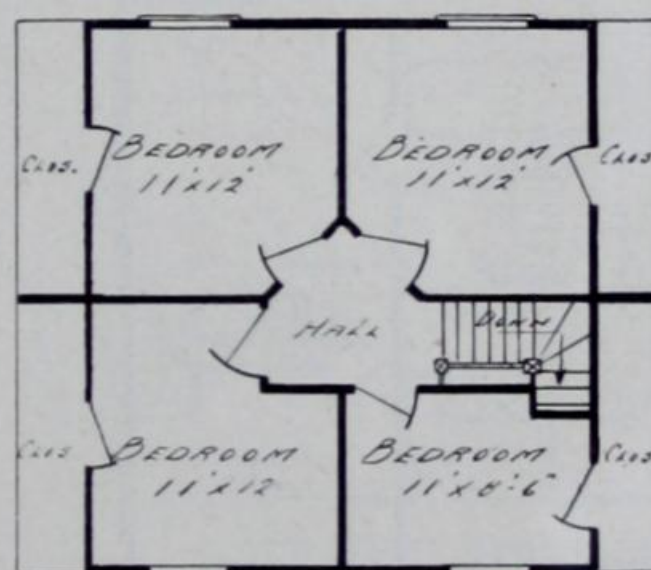
This design was erected by a 20-year-old college student and his chum, in their college vacation, under plans and instruction furnished by us.

Refer to page 10 for specifications and terms.

"My 'Suburban' went together without a single mistake. A wonderful system. It is all and more than I expected it to be."—W. B. REA.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

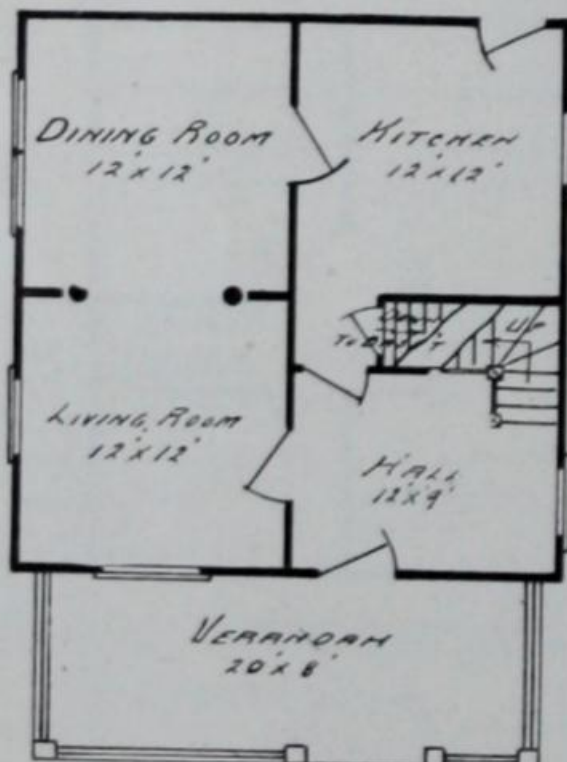
ASHCROFT

	Size.	Price.	Net Price.
Readi-Cut Eight-Room Dwelling	24 x 24	\$1154.00	\$1096.30

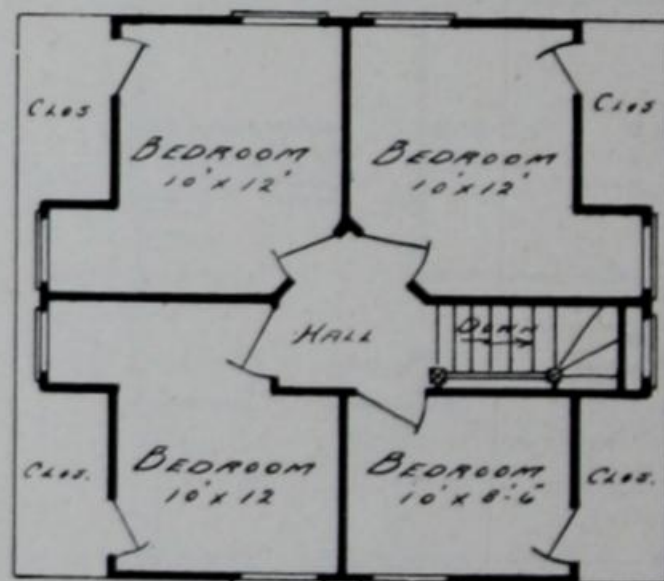
THE "ASHCROFT" is a pleasing example of the gambrel roof design which so well combines good appearance, room, and economy. The heavy overhang at the eaves permits of four good-sized rooms on the second floor. The bay-window in the living room and the 12 x 8 verandah with its roof and pediment of simple dignity make a very attractive front.

Refer to page 10 for specifications and terms.

"Your system saved me \$200.00 on erection cost alone, on my 'Kentucky.'"—DR. N. C. J.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

RICHMOND

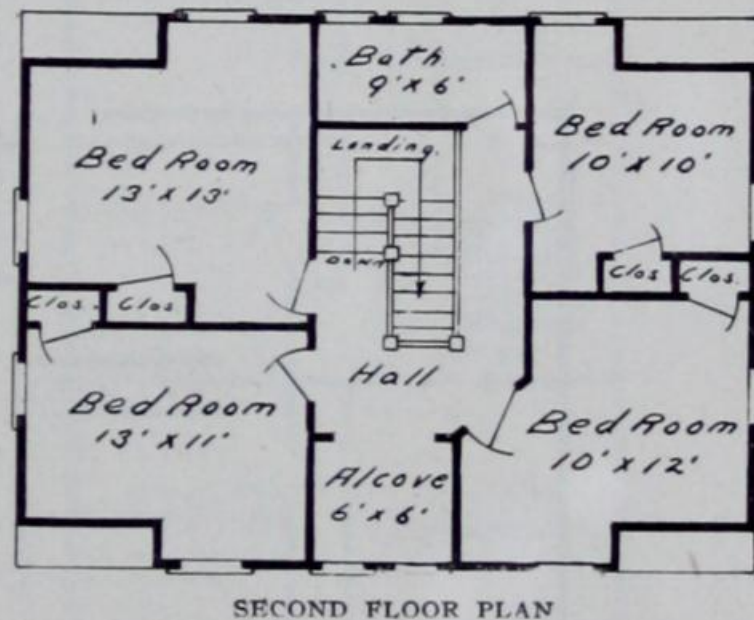
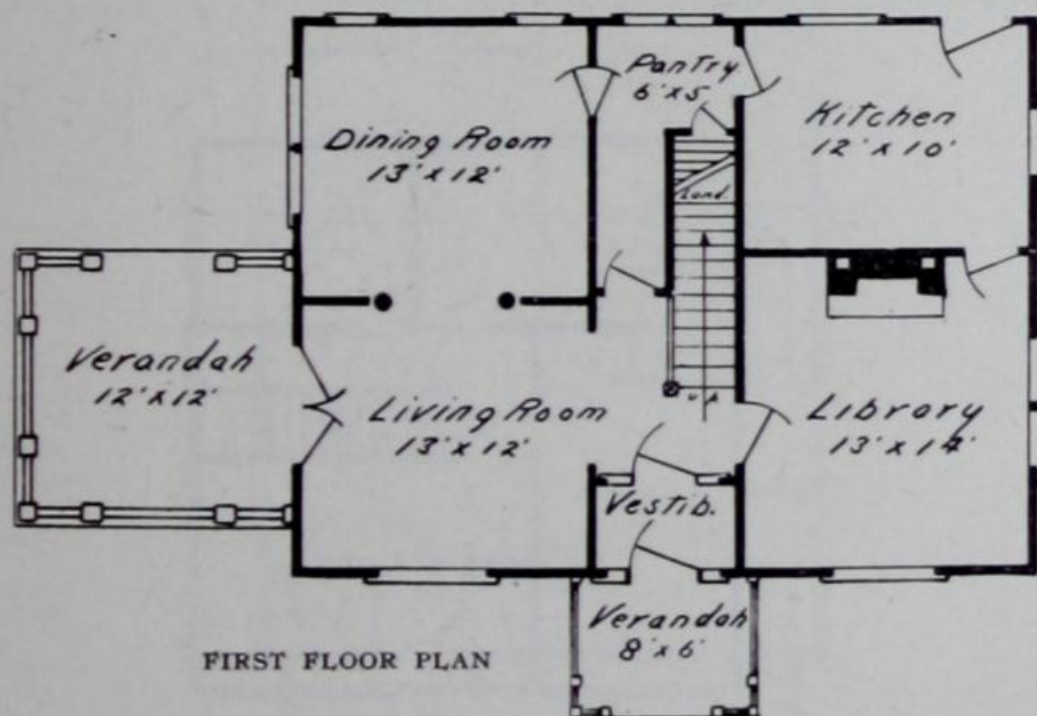
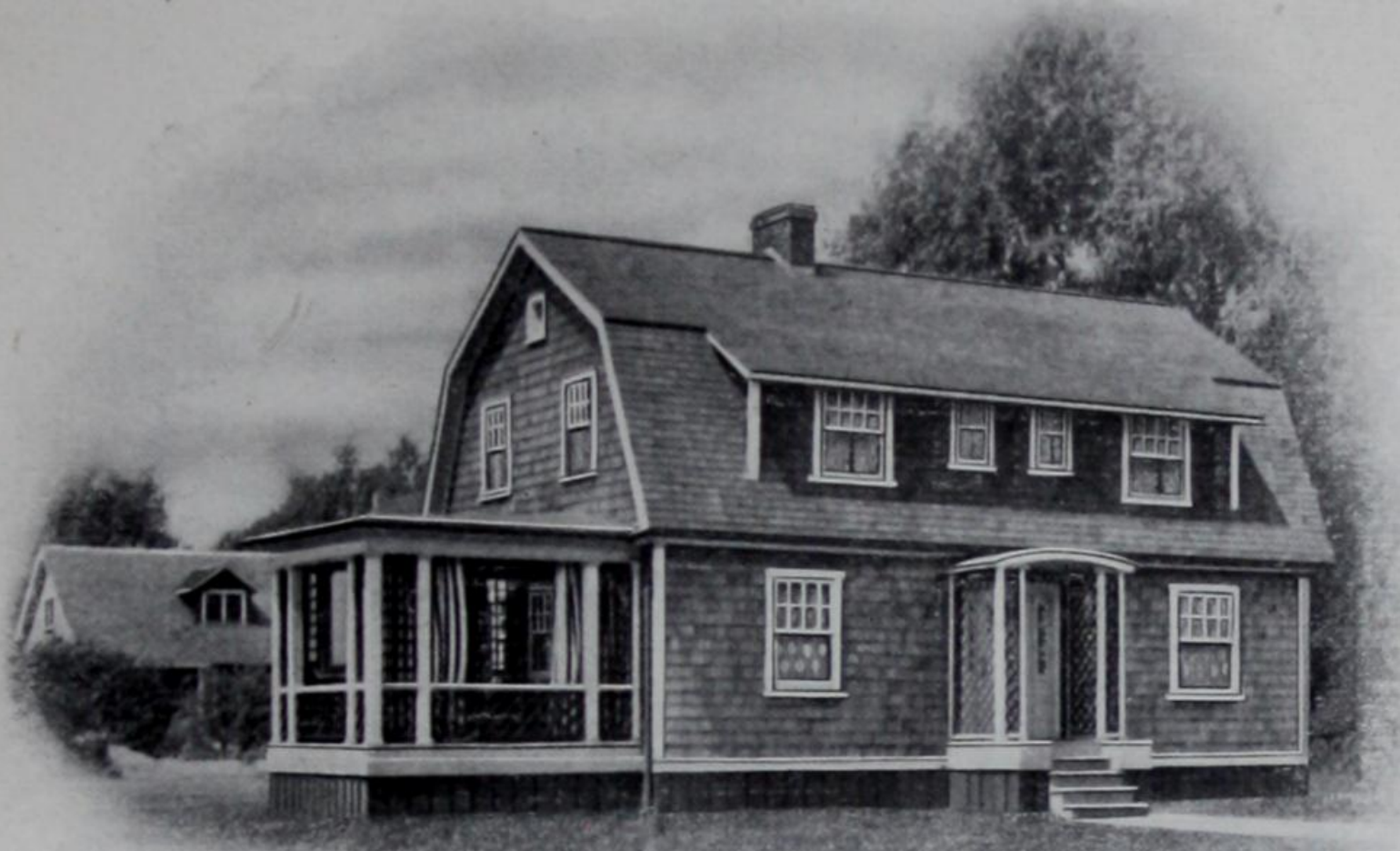
	Size.	Price.	Net Price.
Readi-Cut Eight-Room Dwelling (for Brick Veneer)	24 x 32	\$1100.00	\$1045.00
Readi-Cut Eight-Room Dwelling (All Frame)	24 x 32	1132.00	1075.40

THIS design, finished for red brick veneer, with kitchen addition, and rear porch, was erected for \$178.00. With 24 x 24 cellar with concrete wall and concrete dividing wall, painting, glazing and plastering, with plumbing, wiring and heating systems installed, cost was \$1950.00, a clear saving of \$1000.00 as against any other method of building.

Quoted without kitchen addition, for brick veneer, or all frame construction. When the former is ordered, we supply $\frac{7}{8}$ in. matched sheathing for the outer walls, and special door and window frames suitable for brick veneer.

Refer to page 10 for specifications and terms.

"I put the house up myself with the exception of a man to help me put up the rafters."—L. BRALEY.



CROFT

	Size.	Price.	Net Price.
Readi-Cut Eight-Room Dwelling, with Bath . . .	32 x 24	\$1322.00	\$1255.90

AS its name implies, primarily a country home where due regard can be given to environment, and yet perfectly suited to town or suburban use where lot frontage is ample. Central halls on both floors, vestibule at entrance, with alcove above suitable for sewing room or play room; closet in every bedroom; French windows from living room to large side verandah; butler's pantry, with double swing door to dining room.

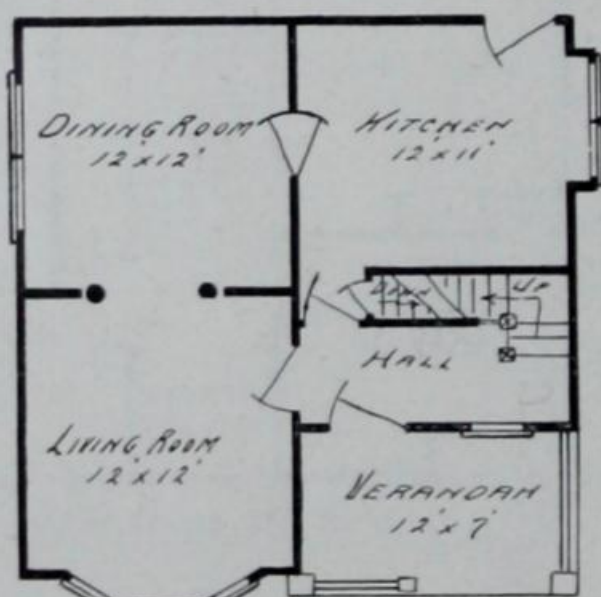
Like most gambrel roof designs, has a maximum amount of available space for the money.

Refer to page 10 for specifications and terms.

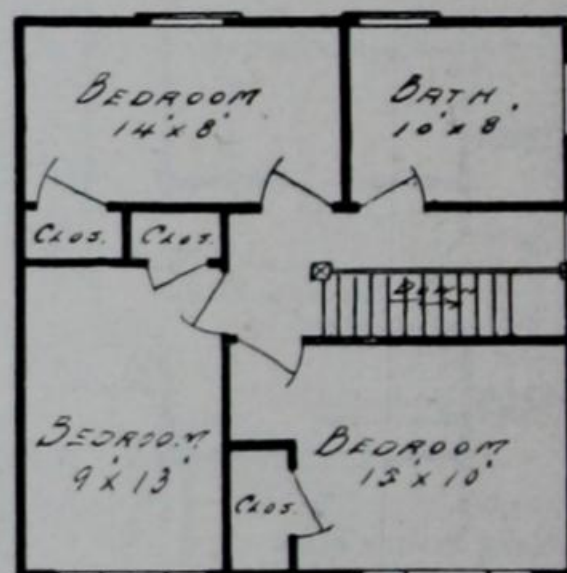
"You saved me \$700.00 on the 'Midland.'"—N. WELLWOOD.



S U B S T A N T I A L . . . W A R M



FIRST FLOOR PLAN



SECOND FLOOR PLAN

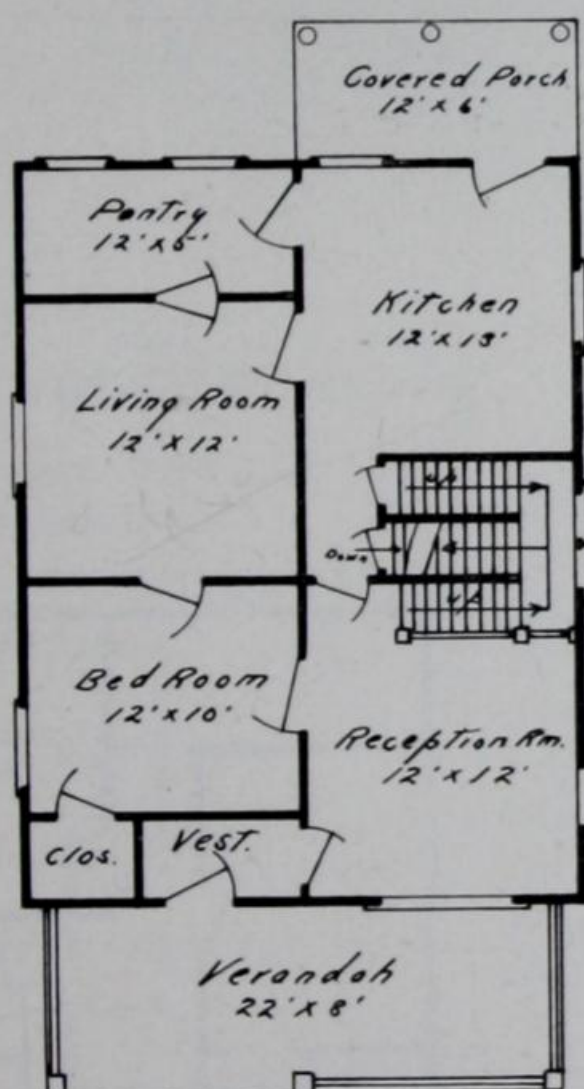
STRATFORD

	Size.	Price.	Net Price.
Readi-Cut Seven Room Dwelling, with Bath . . .	24 x 24	\$1190.00	\$1130.56

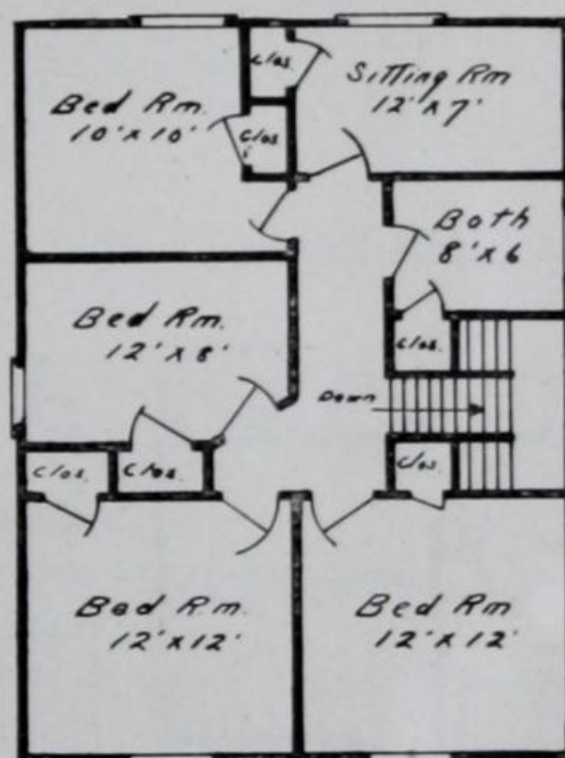
COMPACT, roomy, easily heated, full two storey house, with a cottage roof. For the sake of appearances we recommend giving the roof a steeper pitch than shown in the illustration. If siding is preferred to shingles for the second storey wall, it will be furnished at the same price. Casements for the kitchen bay window if preferred.

Refer to page 10 for specifications and terms.

"The hindsight man never sees opportunity until it has passed.
Look through the PRESENT into the FUTURE."



FIRST FLOOR PLAN



SECOND FLOOR PLAN

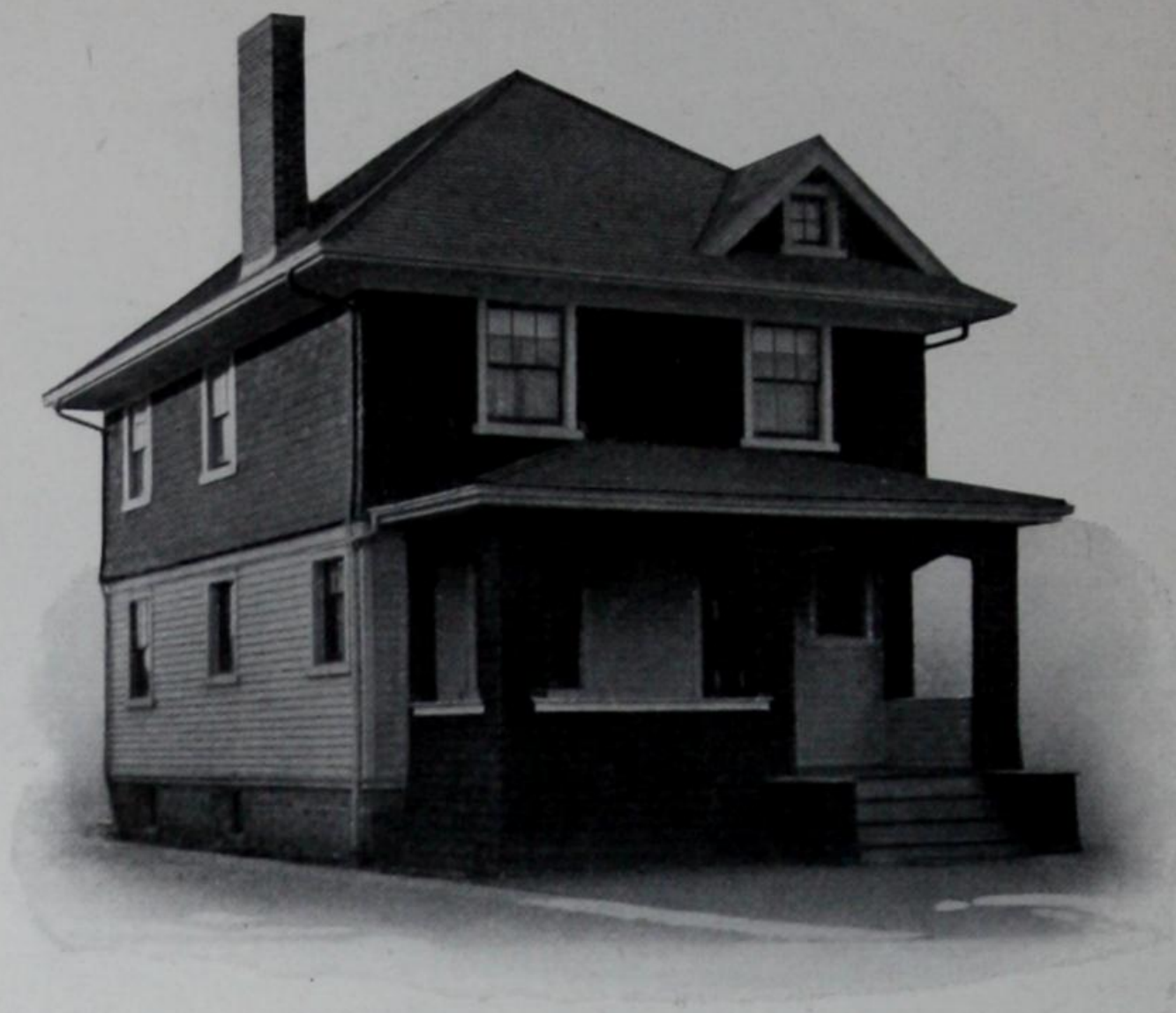
ALBERTA

	Size.	Price.	Net Price.
Readi-Cut Nine-Room Dwelling, with Bath	24 x 40	\$1532.00	\$1455.40

THE "ALBERTA" was designed primarily as a farm house, and is probably best adapted for that use. It has large kitchen, living room and pantry, front and rear porches, both covered, one first-floor bedroom, and three bedrooms, a sitting room and a bath on the second floor. The enclosed rear stair leading from the kitchen is also a convenience.

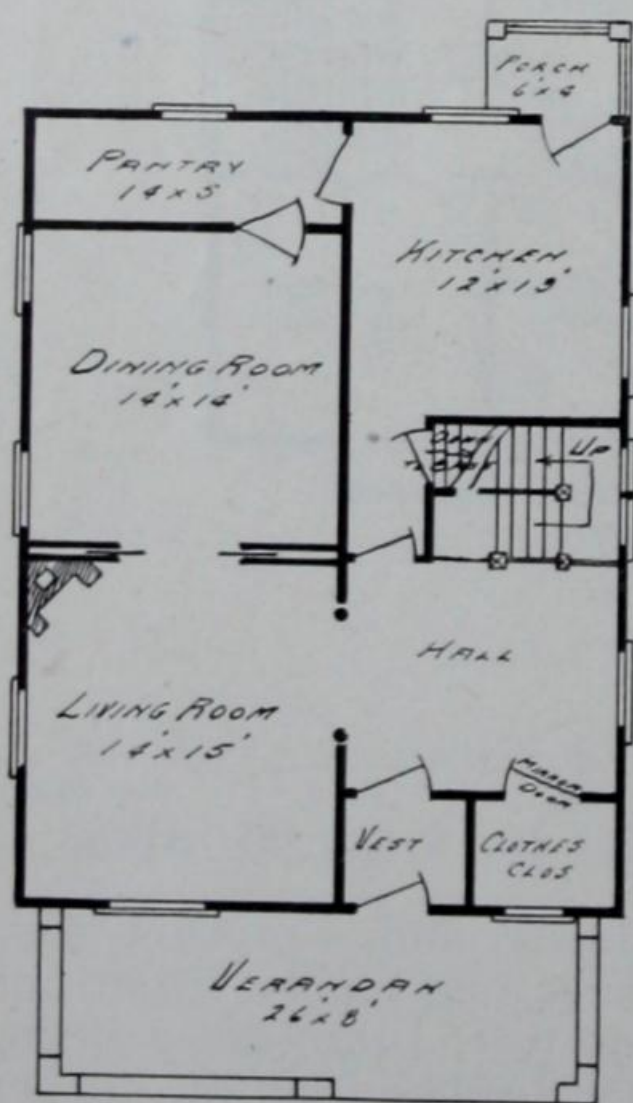
Refer to page 10 for specifications and terms.

"Extremely satisfactory. The construction of it is good, and it has stood up against a very severe winter. We have at no time suffered any inconvenience from the cold."—THE REX AGENCY.



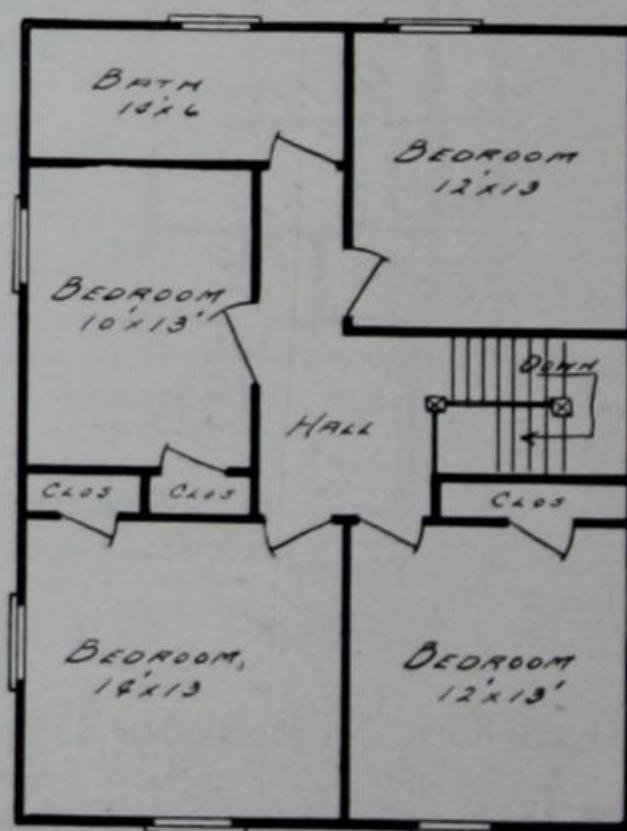
INGERSOLL

	Size.	Price.	Net Price.
Readi-Cut Eight-Room Dwelling, with Bath	26 x 42	\$1765.00	\$1676.75



FIRST FLOOR PLAN

ANOTHER cottage-roofed, full two-storey, square design, also furnished with siding for the second-storey walls, if preferred to shingles. Shingled battlement railing, and shingled columns and string pieces for the verandah give a distinctive and imposing effect to this house. Vestibule and mirror door, coat closet, opening from a square hall which connects with living room by a colonnade, make a very attractive ground floor plan. Colonnade between living and dining rooms furnished instead of sliding doors, if preferred.



SECOND FLOOR PLAN

Refer to page 10 for specifications and terms.

"You saved me about \$250.00 on my 'Jackson No. 2.'"—E. HOWARD.



TAWANDA

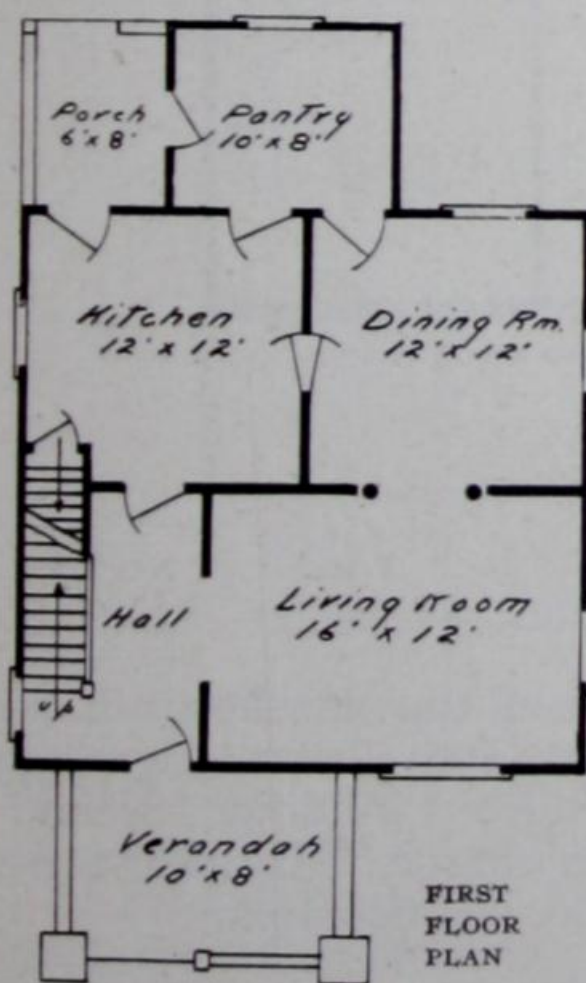
Size. Price. Net Price.

Readi-Cut Six-Room Dwelling, with Bath (exclusive of Verandah)

24 x 32 \$1244.00 \$1181.80

Furnished with Siding (All-Frame Construction)

24 x 32 1270.00 1206.50



FURNISHED so that when erected it is ready for brick veneer to the top of the first storey. The best quality of clear shingles are furnished for the second-storey walls and the roof. Tongued and grooved sheathing and builders' paper are supplied for the entire outer walls. Large, well-lighted rooms and big pantry on main floor will delight the housewife. The second-storey balcony can be easily converted into a sleeping porch. A handsome house in any surroundings.



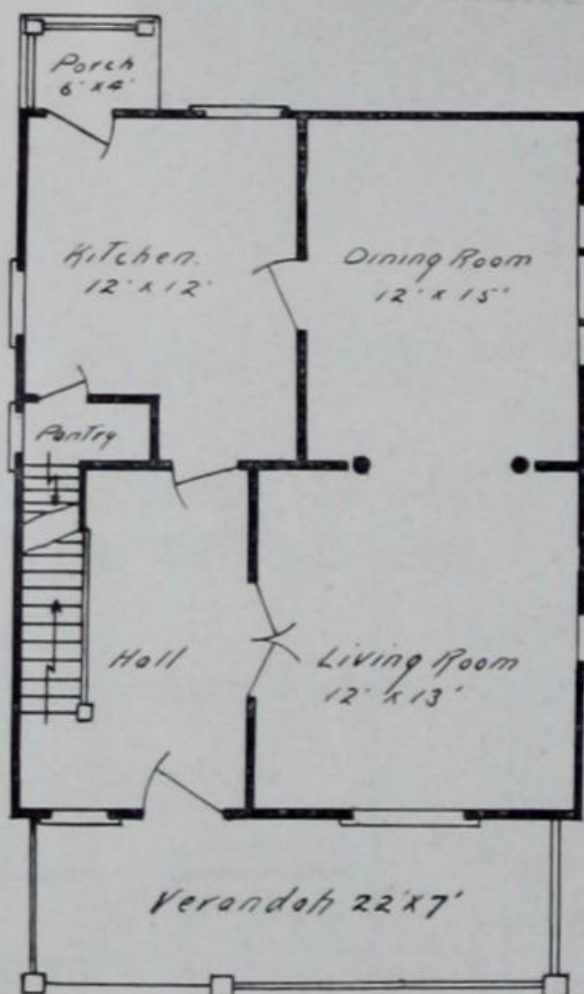
Refer to page 10 for specifications and terms.

"I am highly pleased with the 'Lakeport' and with the treatment accorded me. It is a pleasure to deal with you."—JAS. T. LAUGHLIN.

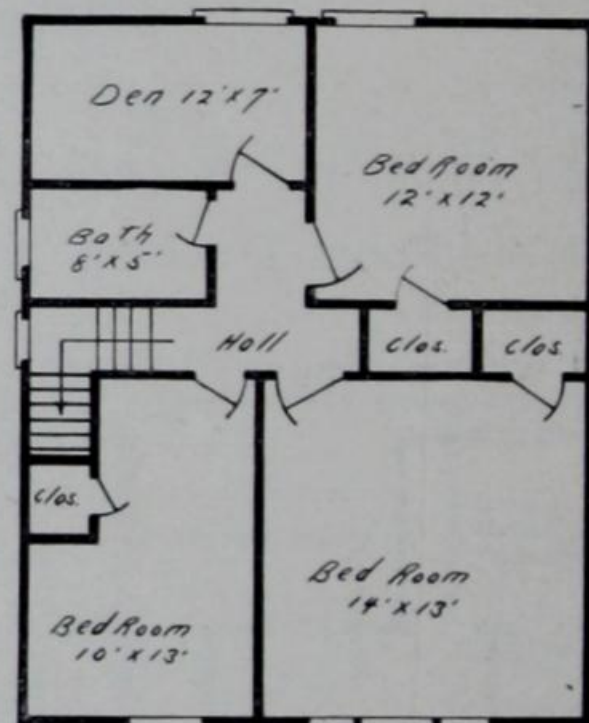


SUBSTANTIAL . . .

WARM



FIRST FLOOR PLAN



SECOND FLOOR PLAN

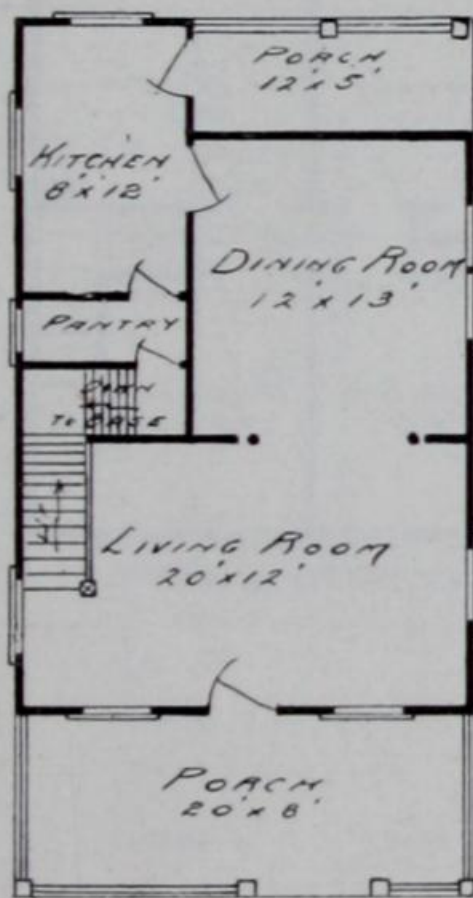
OTTAWA V.

	Size.	Price.	Net Price.
Readi-Cut Eight-Room Dwelling, with Bath	24 x 35	\$1296.00	\$1231.20

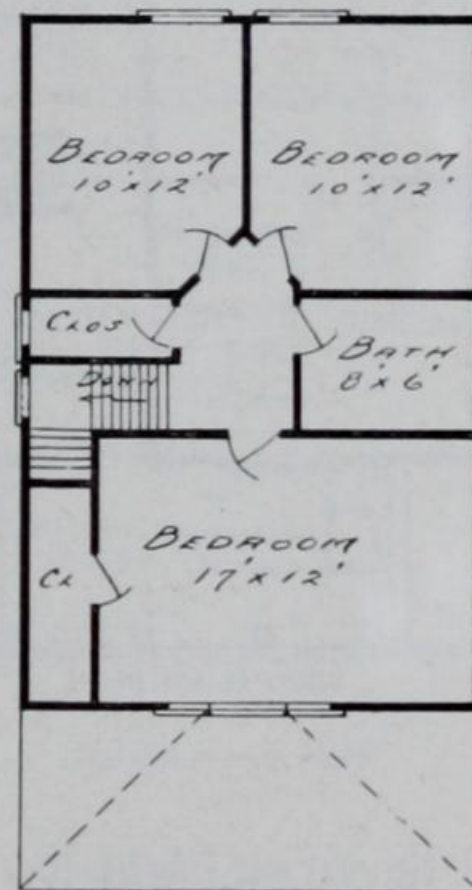
THE accompanying floor plan is offered as an improvement on the one shown in our former catalogue; better pantry arrangement, bath, den, and closet designs are bound to make this style more popular than ever; 40-inch front window. Second-storey walls furnished with siding, if preferred, without extra charge. An ideal town home for a choice residence district. Second-floor windows as per floor plan.

Refer to page 10 for specifications and terms.

"The Bungalow shipped us for Porcupine has been erected, is satisfactory in every respect, and has been constructed at less cost and in quicker time than could have been done in the old manner."
—PORCUPINE CROWN MINES, LTD.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PORTLAND

	Size.	Price.	Net Price.
Readi-Cut Six-Room Dwelling, with Bath	20 x 38	\$1040.00	\$988.00

THIS design still continues to be one of the most popular we have ever put out. It is a revelation to all, the amount of available space that can be provided by careful planning, and the effective architecture that can be used in scientific-designing, of inexpensive houses. A \$1500.00 house for less than \$1000.00.

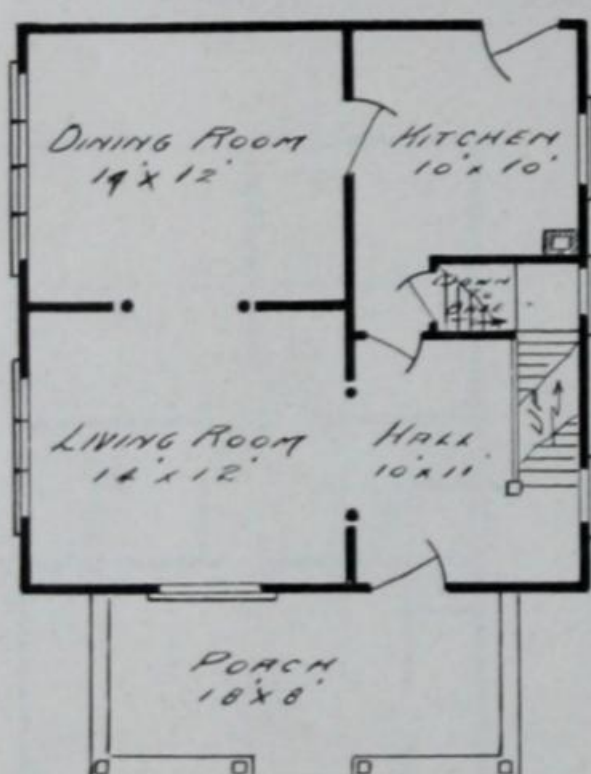
Refer to page 10 for specifications and terms.

"I am very much pleased with my house and found it easy to put together. Anyone could build one by following your instructions."—H. HONE.

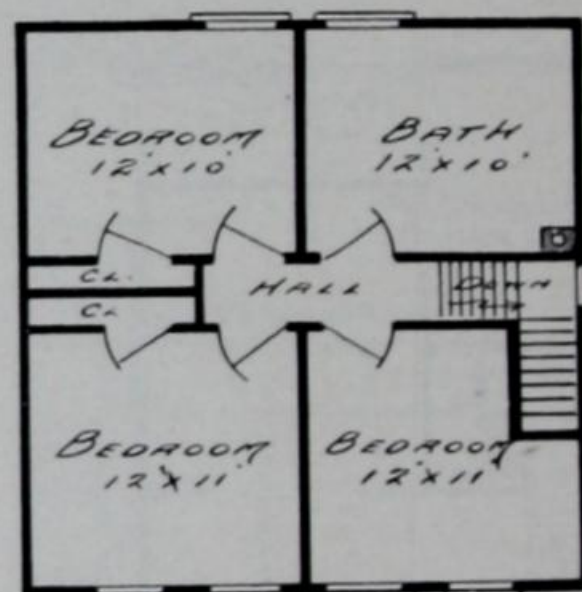


S U B S T A N T I A L . . .

W A R M



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SUBURBAN

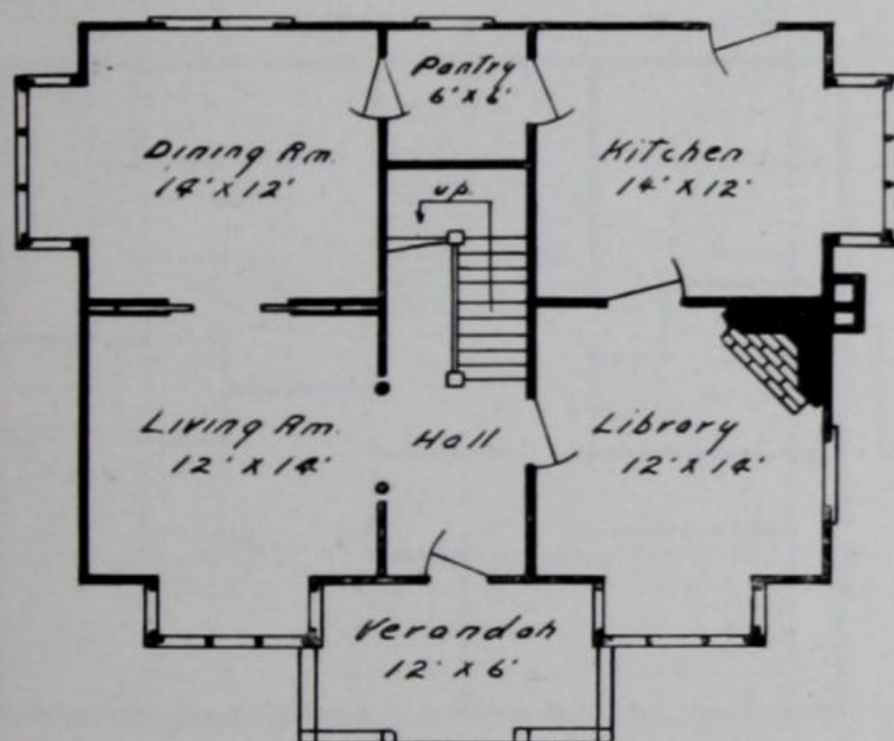
Readi-Cut Seven or Eight-Room Dwelling, with Bath—

	Size.	Price.	Net Price.
"Suburban" No. 1	20 x 30	\$ 998.45	\$ 948.53
"Suburban" No. 2	24 x 32	1058.85	1005.91
"Suburban" No. 3	24 x 36	1288.00	1223.60
"Suburban" No. 4	26 x 34	1305.25	1240.00

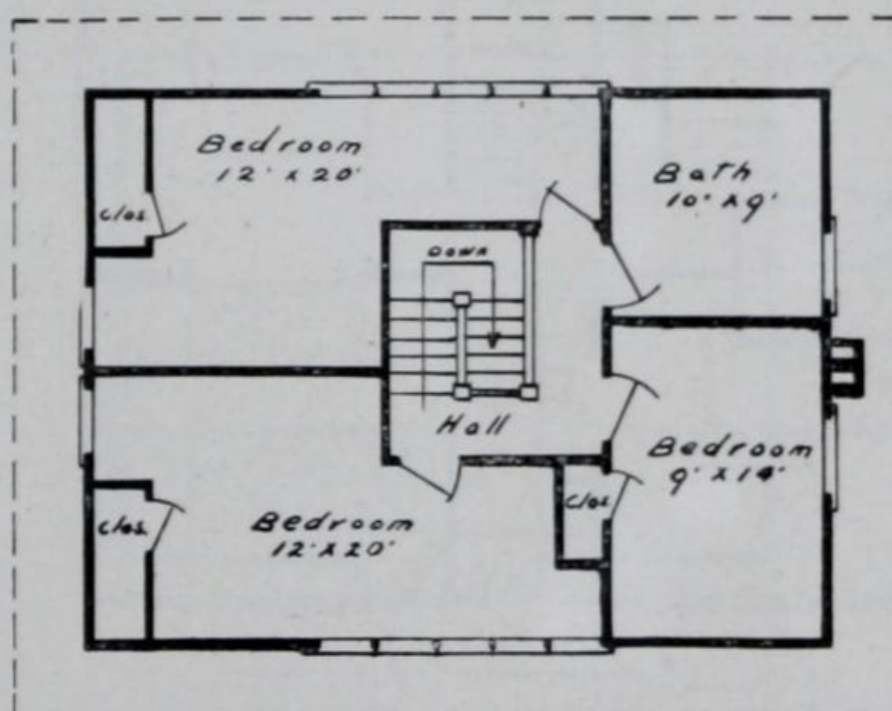
IT is hardly necessary to more than call attention to the design and the prices of these famous "Readi-Cut" homes. They are suitable for town or country houses, are convenient, easily heated, and take their place among the very best in any community. Purchased locally any of these houses will cost you 50% more than we ask for them.

Refer to page 10 for specifications and terms.

"The secret of prosperity is to get in the path of success. Forces outside of your control do the rest. But you must get in the way first."



FIRST FLOOR PLAN



SECOND FLOOR PLAN

VILLA

	Size.	Price.	Net Price.
Readi-Cut Seven-Room Dwelling, with Bath	35 x 26	\$1224.00	\$1162.80

A STRICTLY high-class city residence for those who enjoy a home expressive of individuality. Splendid large rooms, beautifully lighted by divided light mullioned windows. Generous bay windows in each of the ground-floor rooms. Wide central hall, with cellar stairs under the main stairs, opening from kitchen or pantry as preferred. A modern dwelling of especially good architecture.

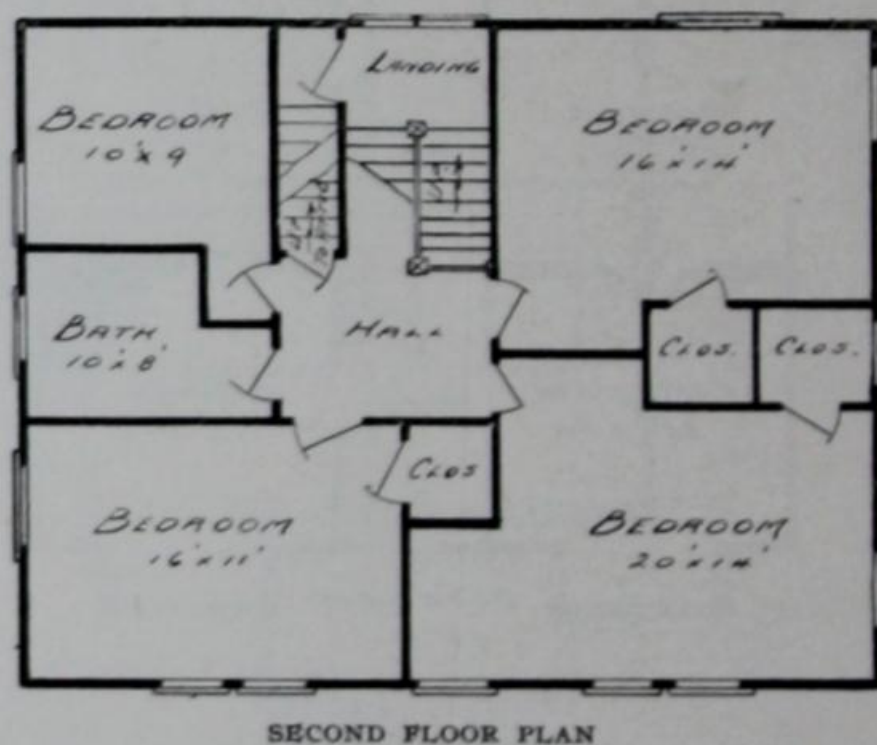
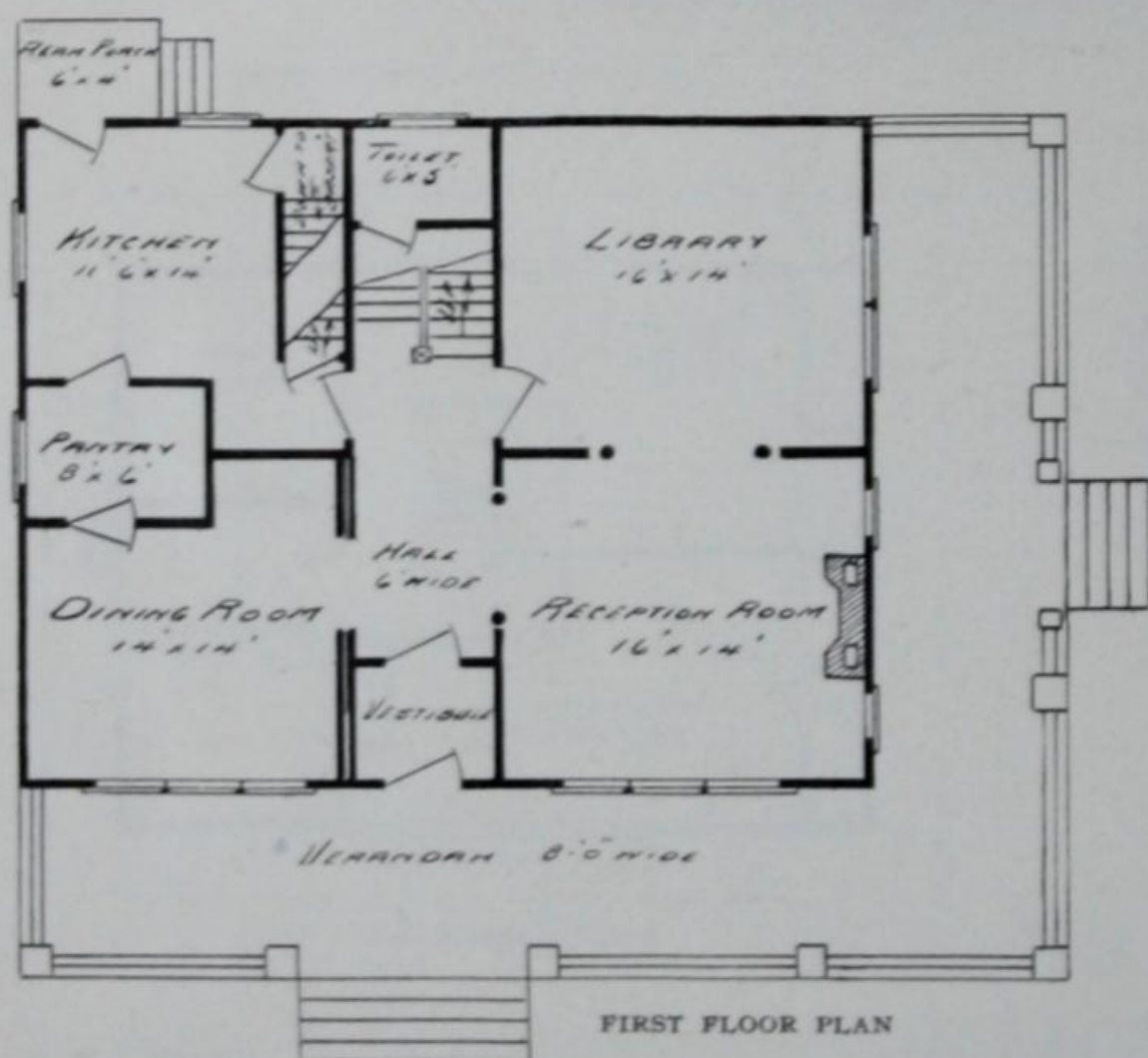
Refer to page 10 for specifications and terms.

"The saving in money has been considerable—the saving in time and trouble great."—A. A. McDONALD.



S U B S T A N T I A L . . .

W A R M



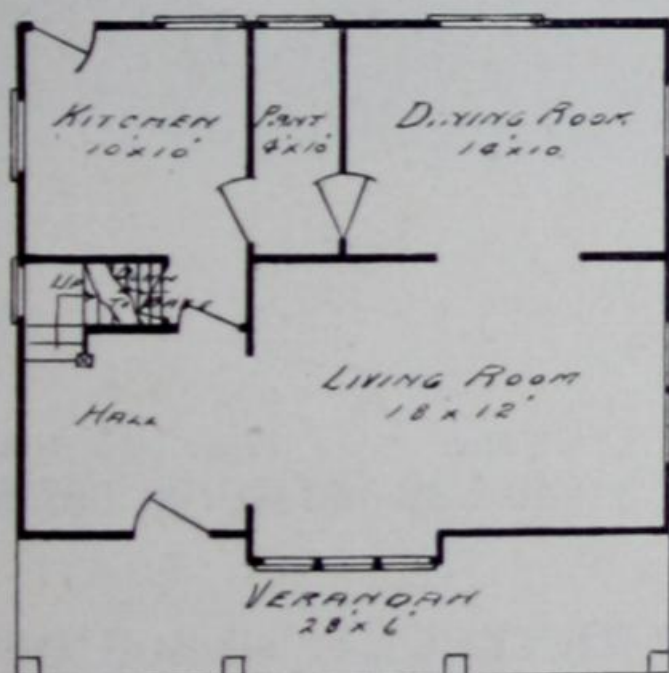
MONCTON

	Size.	Price.	Net Price.
Readi-Cut Eight-Room Dwelling, with Bath	44 x 36	\$2434.00	\$2312.30

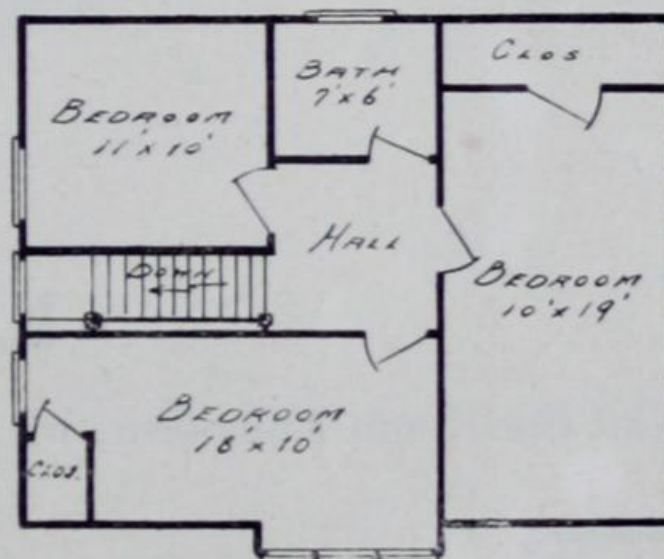
THE "MONCTON" is everything that is to be desired in a handsome, comfortable home for town or country where land values are not measured by the square foot. Rooms of generous size, well lighted, yet easily heated; toilet on ground floor and bath on the second floor; spacious attic and pantry. Furnished without the side verandah at a proportionate reduction in price.

Refer to page 10 for specifications and terms.

"The 'Glenora' went together beautifully—is all you claimed for it. Saved me \$400."—A. J. GARDNER.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

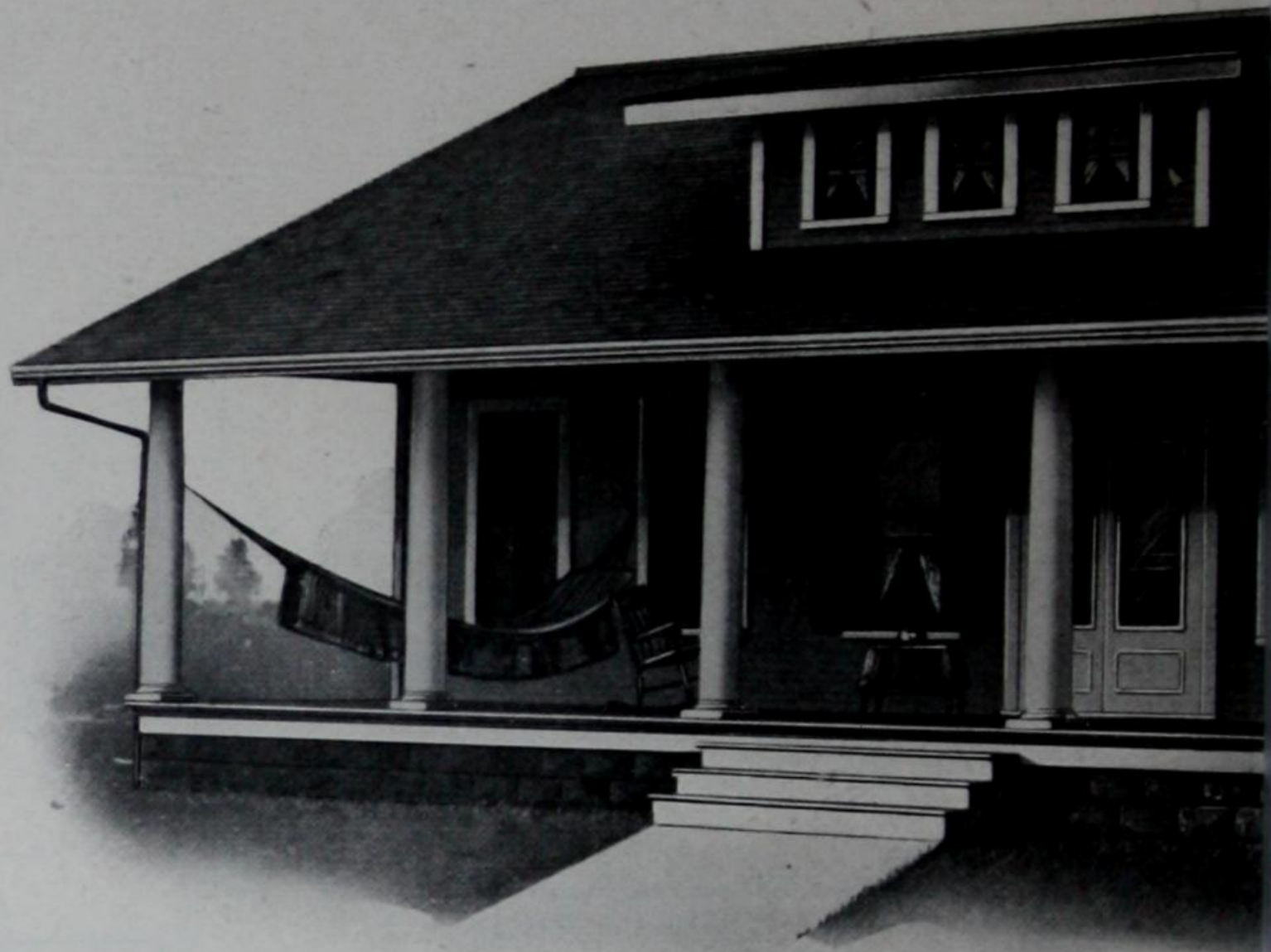
FAIRFIELD

	Size.	Price.	Net Price.
Readi-Cut Seven-Room Bungalow, with Bath	28 x 28	\$1121.00	\$1064.95
Also furnished as a Summer Cottage	28 x 28	886.00	822.70

THE "FAIRFIELD" appears to the best advantage on a lot of good width, although it is possible to place it on a 35-foot lot. The double mullioned bay-window frame is carried through the roof as the dormer. The front casement windows furnished with divided lights, the square columned verandah without railing, and the excellent roof lines, are especially attractive features of this design. Two light sliding sash, furnished in the front windows, if preferred.

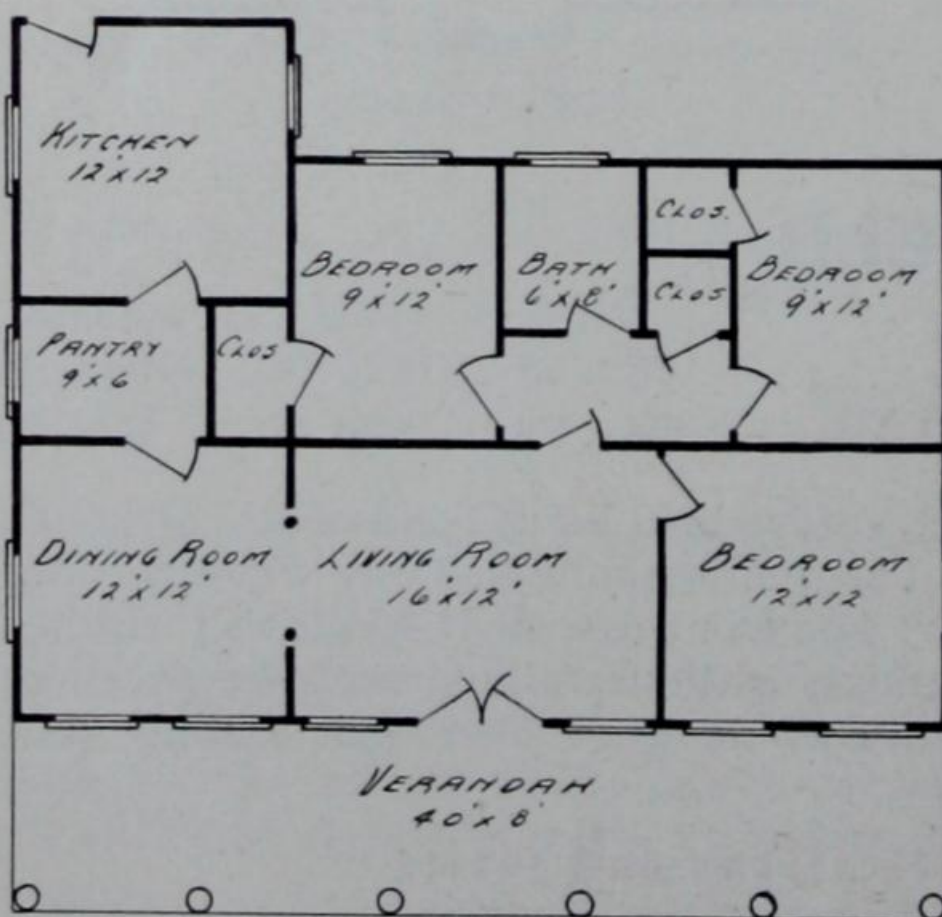
Refer to page 10 for specifications and terms.

"We are more than satisfied with our storey-and-a-half Bungalow, both in style and quality."—WILSON BROS.



KENTUCKY

	Size.	Price.	Net Price.
Readi-Cut Six-Room Bungalow, with Bath	40 x 32	\$1410.00	\$1339.50



FLOOR PLAN

THE "KENTUCKY" is still the first choice of many persons of discriminating taste for an all-the-year-round home, or for a summer cottage. Its elegant simplicity commends it to all. Its hospitable verandah with massive columns presents a substantial and inviting prospect. All rooms are light and cheery.

When furnished as a summer cottage, partitions and ceilings are of matched V-Joint or beaded sheathing.

Refer to page 10 for specifications and terms.



KENTUCKY

	Size.	Price.	Net Price.
Furnished as a Summer Cottage	40 x 32	\$1074.00	\$1020.30

Front doors as illustrated or of any desired standard pattern. For the slight difference in cost, we strongly recommend hardwood floors for living room, dining room, and kitchen of this beautiful bungalow. Window blinds not included in price quoted.



Refer to page 10 for specifications and terms.

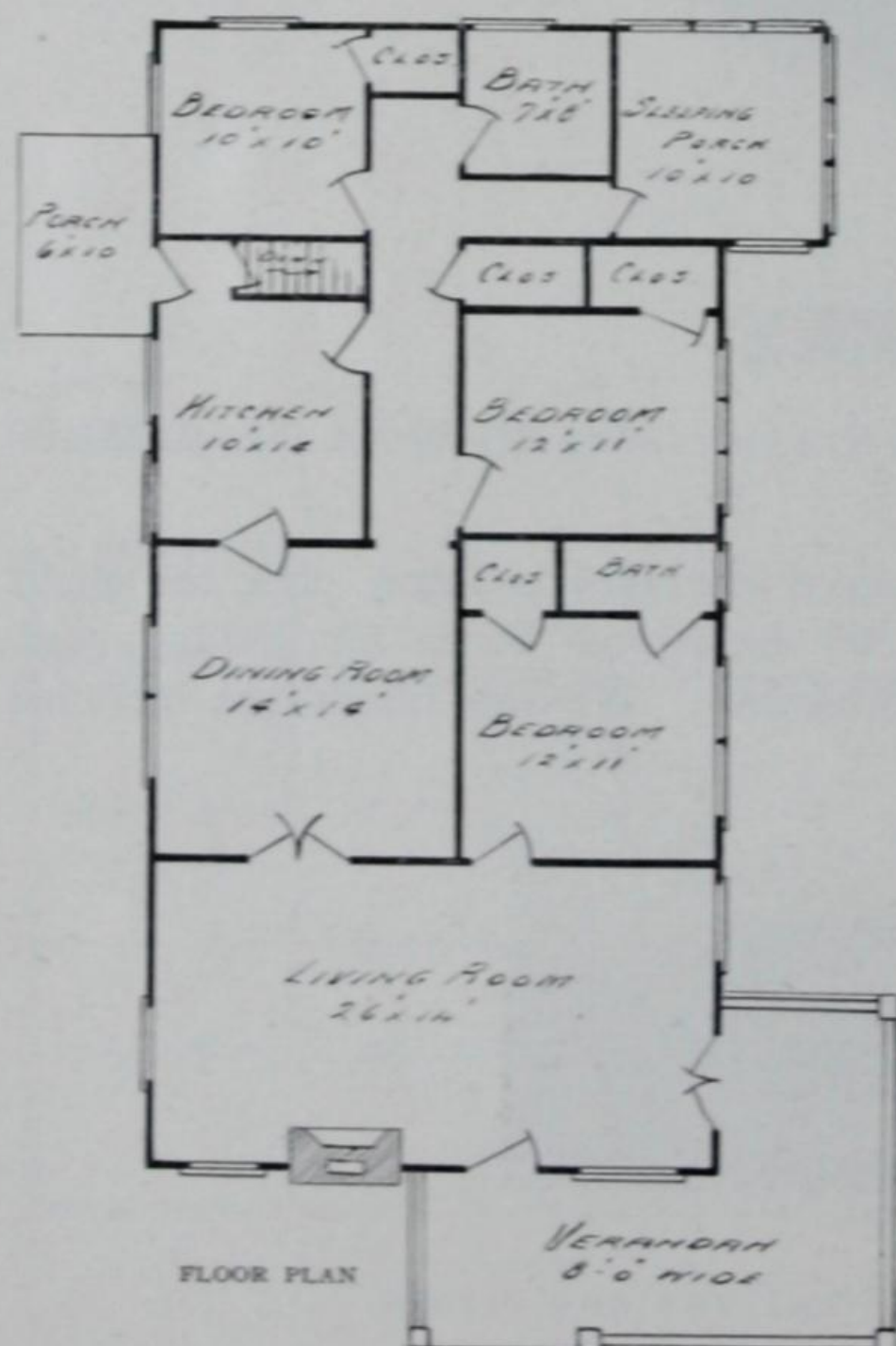
"It will give me pleasure to praise both the house (the 'Geneva') and the generous way in which you have done business with me."—E. F. O.



CLARKSON

Readi-Cut Seven-Room Bungalow, with Bath

Size.	Price.	Net Price.
26 x 52	\$1720.00	\$1634.00

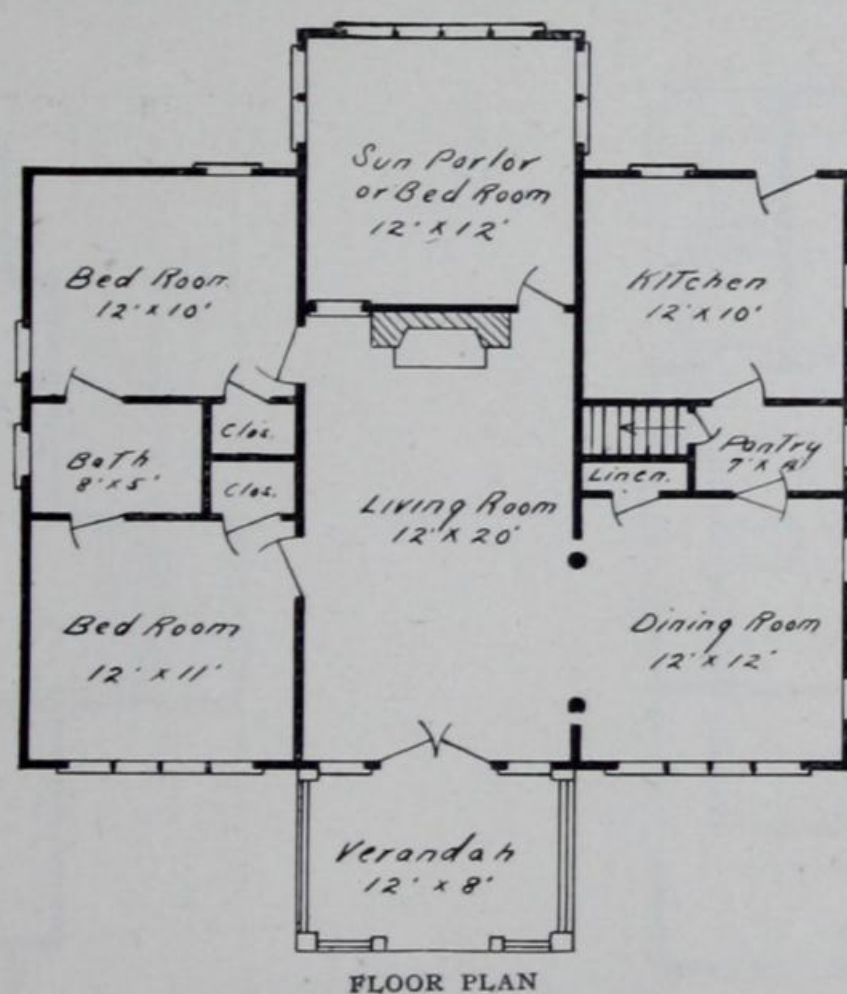
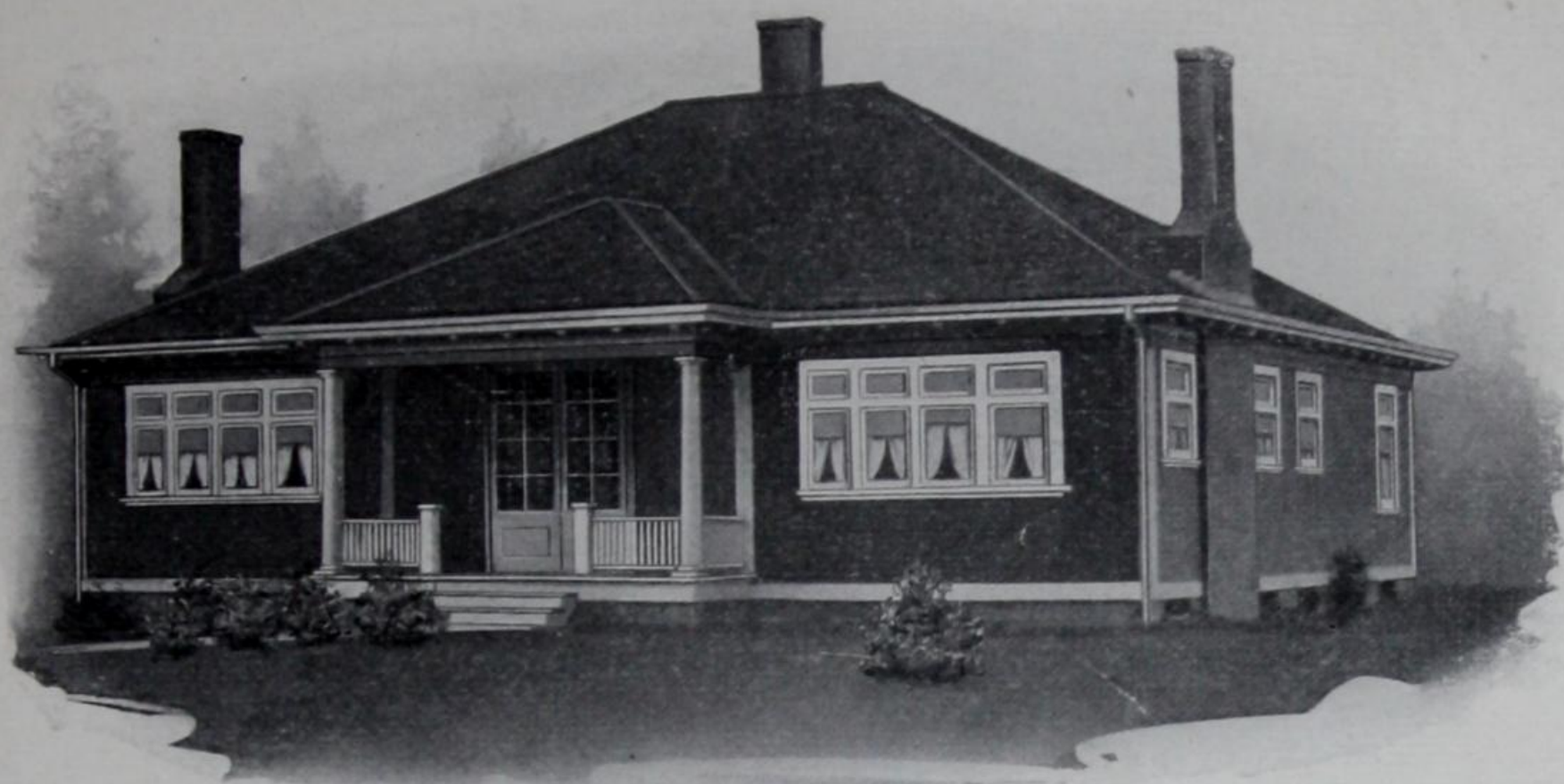


A BUNGALOW of very attractive appearance, as you will see from the illustration. The photograph had to be taken from low ground, which gives the impression of a Swiss chalet rather than an American bungalow. Double cross panel, or divided light glass doors from the verandah to living room, and living room to dining room, and a good sized sleeping porch are attractive features of this design. A recent customer sold 7 acres of ground costing \$2800 for \$9000 cash after improving it with this bungalow.



Refer to page 10 for specifications and terms.

"Look upon any new idea as possible, until you know positively that it isn't."



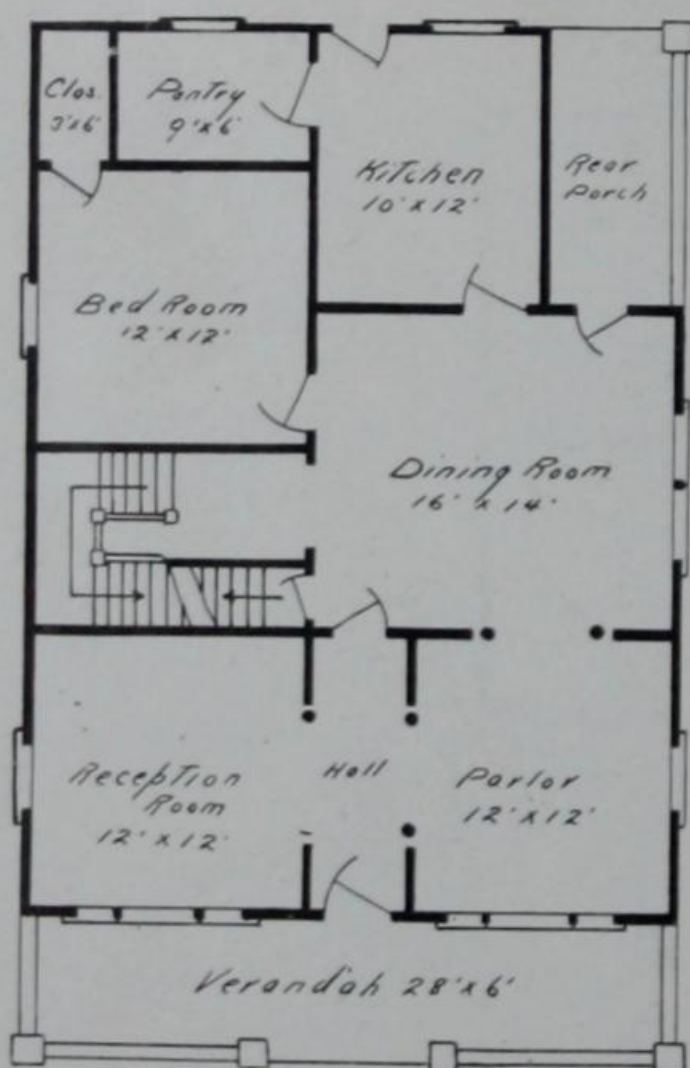
ELKO V.

	Size.	Price.	Net Price.
Readi-Cut Six-Room Bungalow, with Bath	36 x 26	\$1298.00	\$1233.10

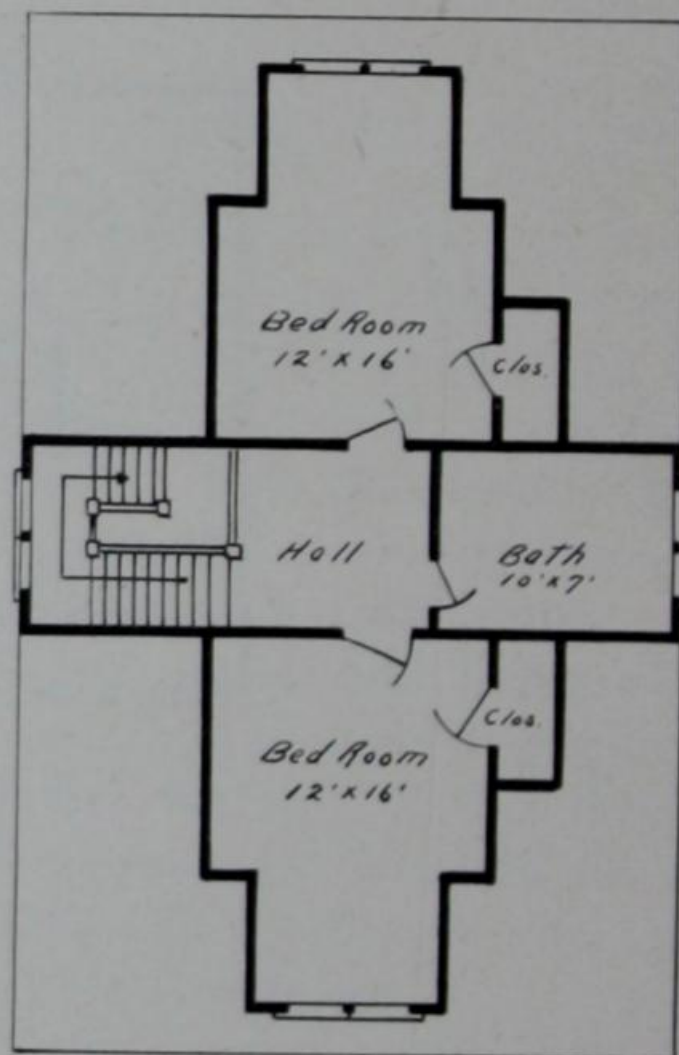
A NEW design offered this year for the second time. With its belled cottage roof with broad overhang, its triple mullioned front windows and double glass doors, its sun parlor, and its butler's pantry with double swing door, it is as convenient and handsome a bungalow as can be found in any section of the country. Porch columns either square, or turned stave.

Refer to page 10 for specifications and terms.

"Could not be laid out better. The plasterboard makes an excellent wall finish."—ALBERT BLACKMAN.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

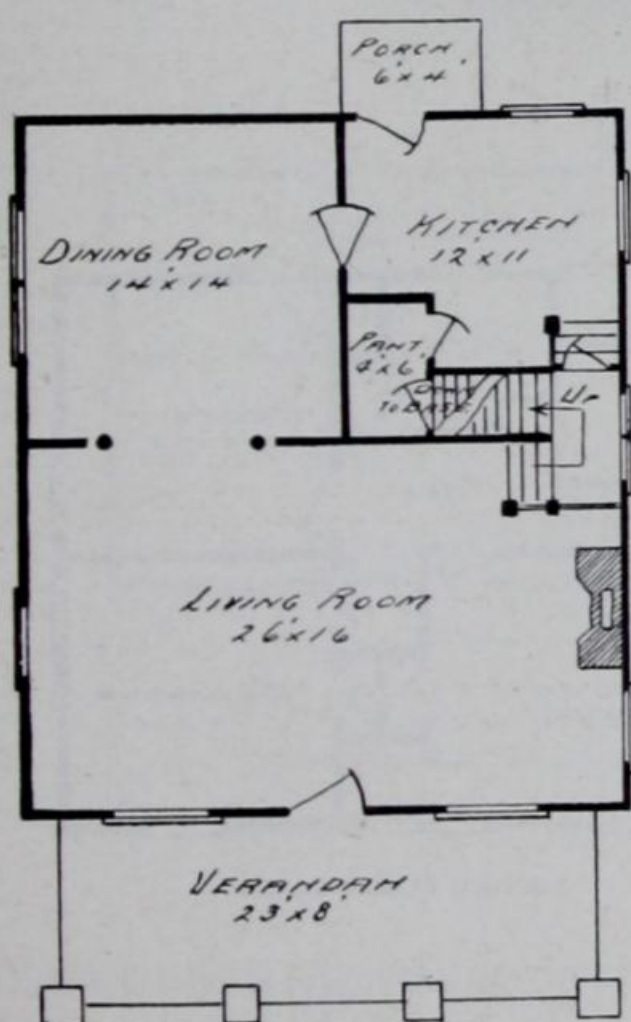
ALBANY

	Size.	Price.	Net Price.
Readi-Cut Seven-Room Bungalow, with Bath	28 x 44	\$1848.00	\$1755.60
Also furnished as a Summer Cottage	28 x 44	1569.00	1490.55

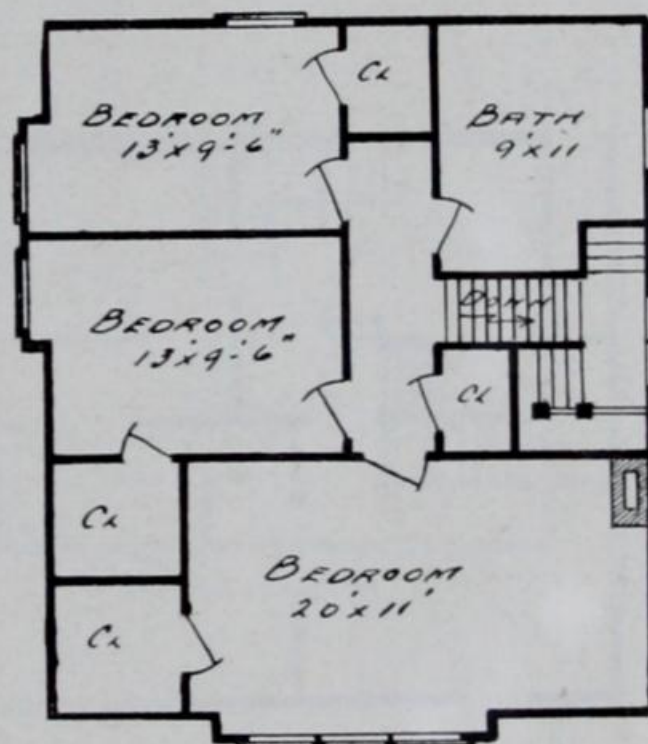
A BUNGALOW type of storey-and-a-half dwelling, admirably adapted for a winter residence, or for a summer cottage; belled dormer and main roofs, and generous verandah with heavy square columns with shingled pedestals and spindle railing, give it a finish worthy of the most exclusive residence or summer resort districts.

Refer to page 10 for specifications and terms.

"Taste is the test of the mind."



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SOVEREIGN

	Size.	Price.	Net Price.
Readi-Cut Six-Room Bungalow, with Bath	26 x 38	\$1384.00	\$1314.80

THE last thing in storey-and-a-half bungalow designing; verandah and main roof showing scrolled rafters. Large rooms and bath, and ample closet space; access to second storey from the rear as well as from the front. Upper sash of windows furnished with single lights of glass instead of divided, if preferred.

"SOVEREIGN" ALTERNATIVE DESIGN.

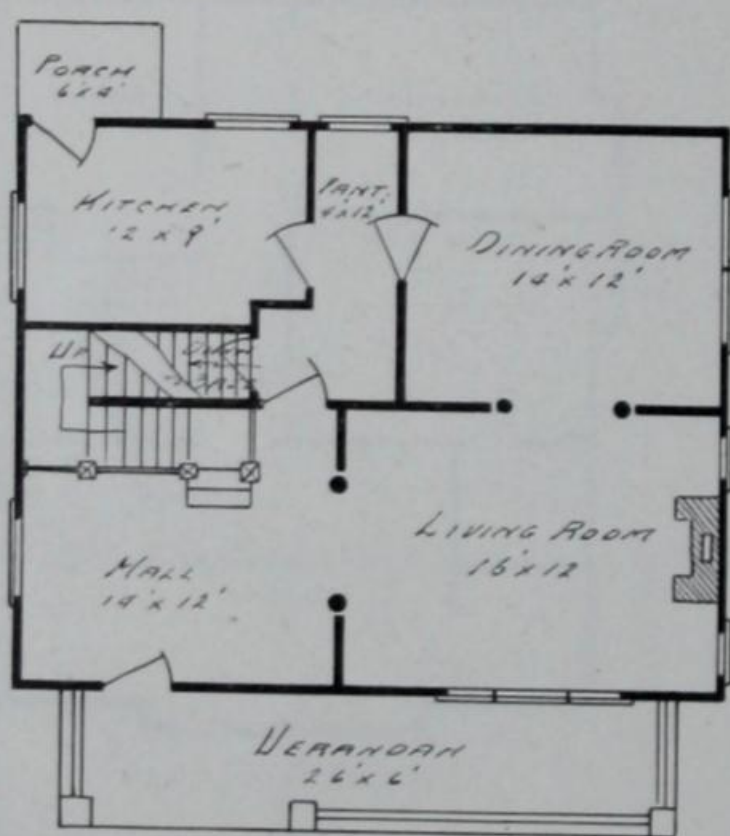
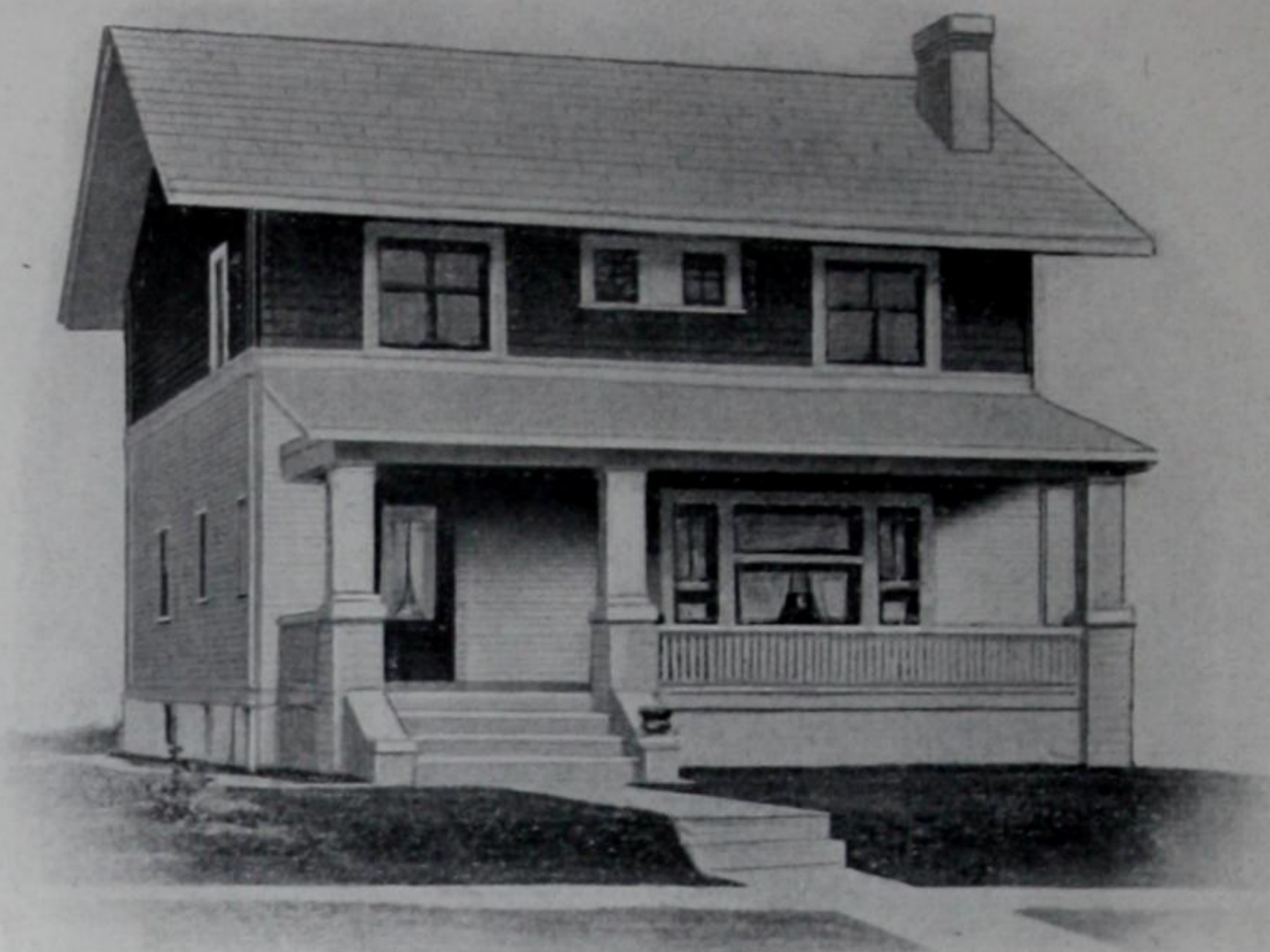
Vestibule at front door, a ten-foot reception room taken off the right-hand side of living room, kitchen increased two feet in depth. Write for blue-print of alternative floor plan.

Refer to page 10 for specifications and terms.

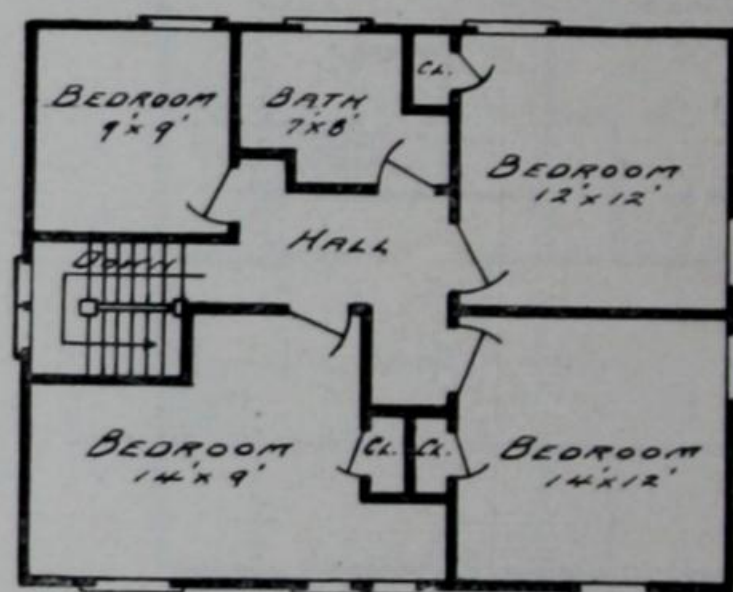
"The most admired house in the community."—GEO. POLLARD.



S U B S T A N T I A L . . . W A R M



FIRST FLOOR PLAN



SECOND FLOOR PLAN

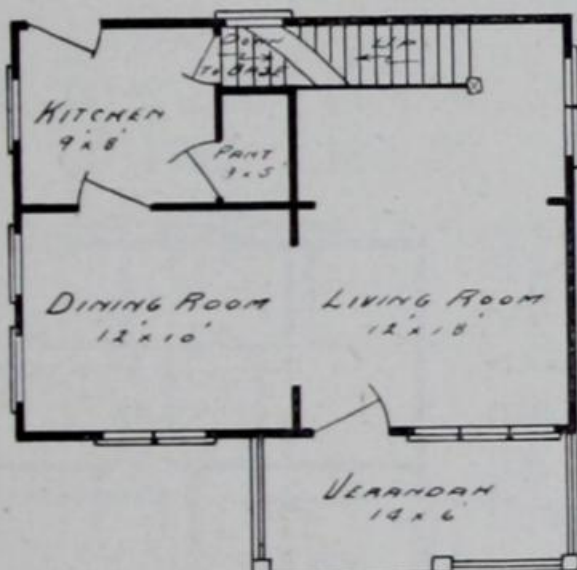
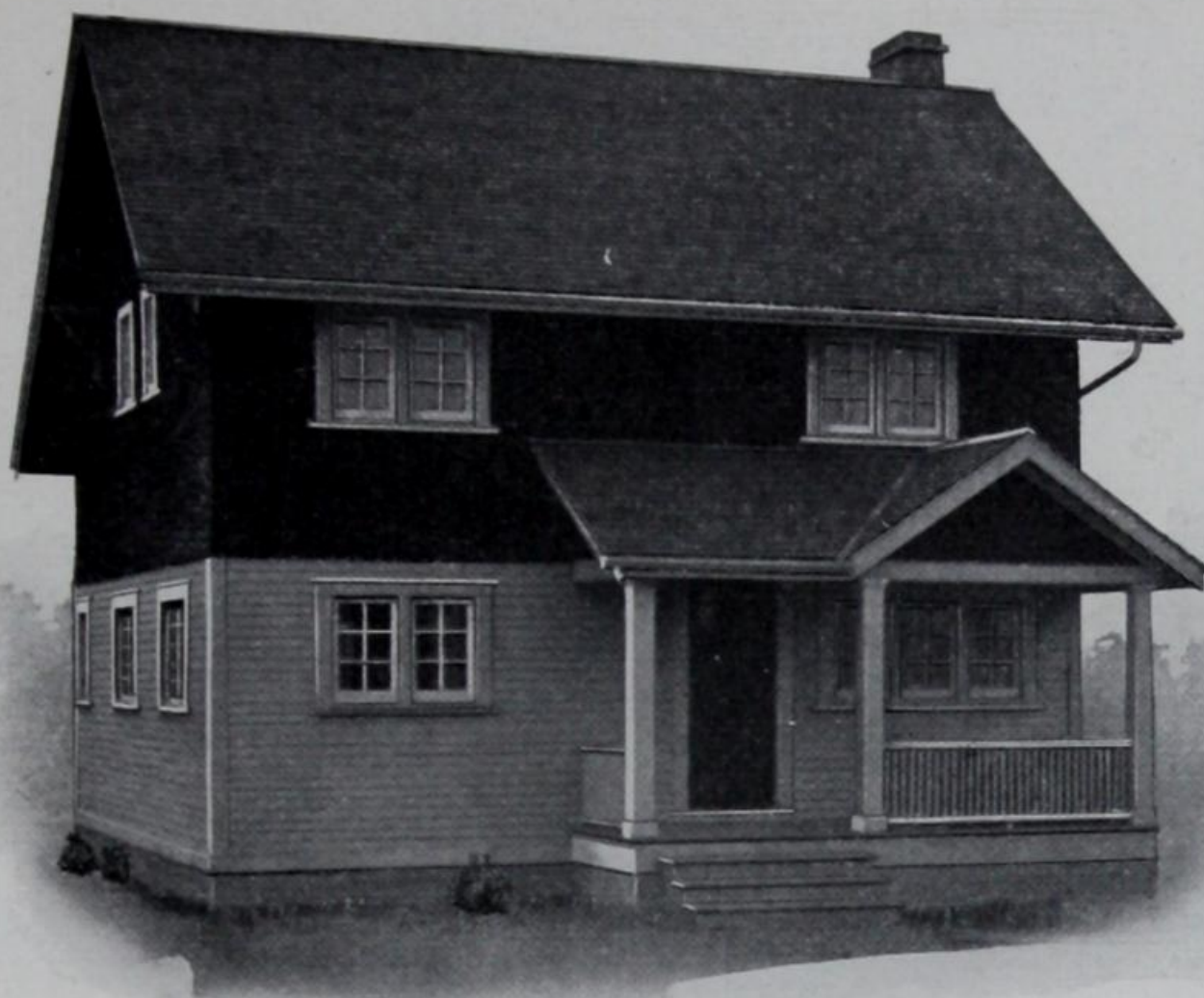
GENEVA

	Size.	Price.	Net Price.
Radi-Cut Eight-Room Bungalow, with Bath	30 x 30	\$1328.00	\$1261.00

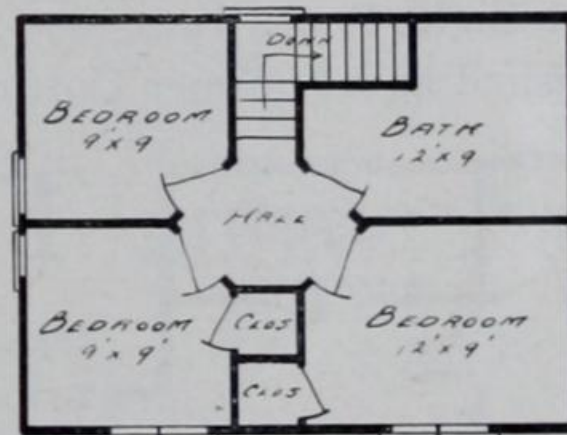
THE "GENEVA" meets the demand of admirers of the "Blackburn" who prefer more verandah space. This house is supplied in the half-shingled type, or with siding for the second-storey walls, without extra cost. Heavy square columns for the verandah give a substantial and pleasing appearance that needs only to be seen to be appreciated.

Refer to page 10 for specifications and terms.

"I moved into my 'Suburban' on Nov. 20th, and am extremely comfortable and satisfied with it. Your methods should appeal to the public."—F. W. CASEY.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

BLACKBURN

Readi-Cut Six-Room Bungalow, with Bath—

	Size.	Price.	Net Price.
The "Blackburn"	24 x 18	\$ 942.00	\$ 894.90
The "Blackburn" No. 1	28 x 22	1196.00	1136.20

THIS very popular design is becoming more and more in demand where building lots are of fair size. To those who do not care for the half shingled walls, we will supply matched double run siding for the entire exterior walls, without extra cost.

Same floor plan in No. 1 size, but larger rooms.

Double sliding sash windows for ground floor instead of casement windows, furnished at the same price.

Refer to page 10 for specifications and terms.

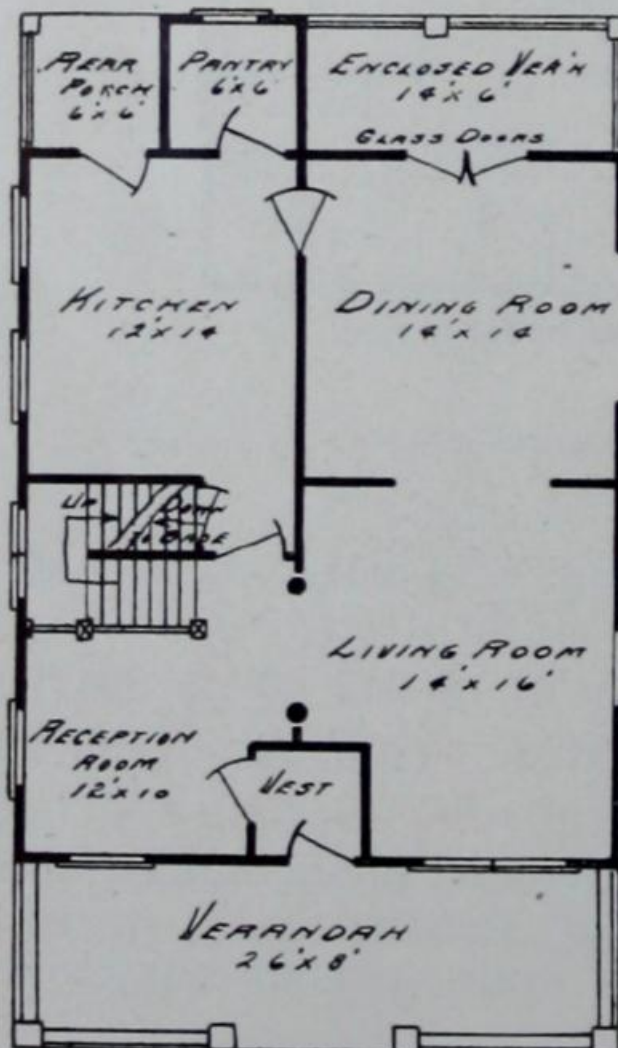
"One of the best looking houses in Strathmore."—WM. STEWART.



TRANQUIL

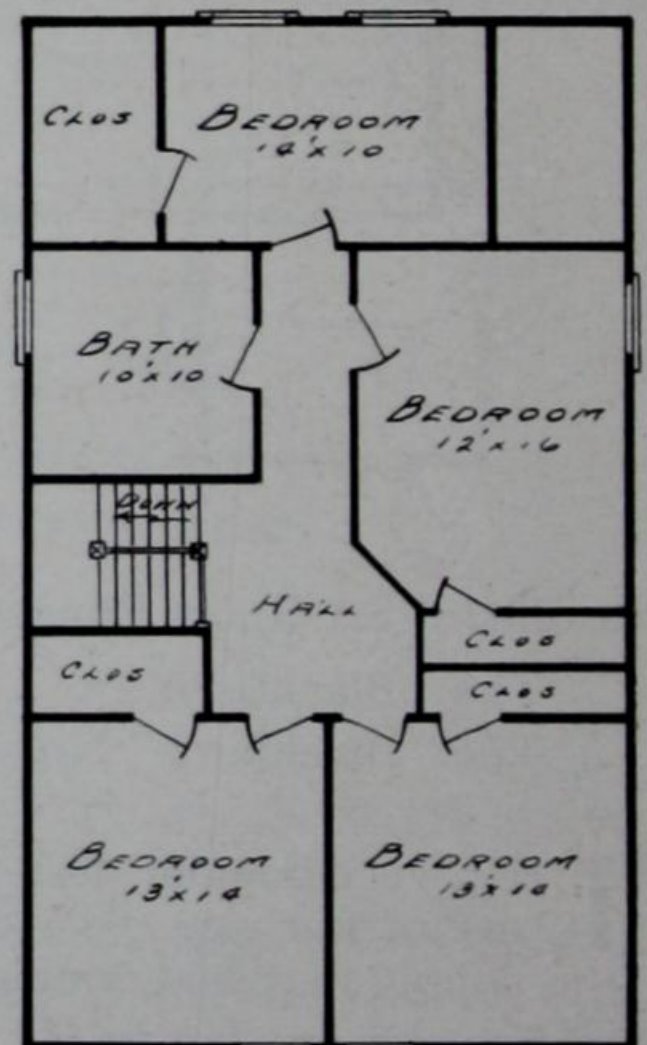
Readi-Cut Eight-Room Bungalow, with Bath
Also furnished as a Summer Cottage

Size.	Price.	Net Price.
26 x 44	\$1672.00	\$1588.40
26 x 44	1274.00	1210.30



FIRST FLOOR PLAN

THE "TRANQUIL" is a prize competition design in bungalow construction which is certain to be a great favorite. All rooms are large and well lighted. The vestibule at the front entrance, large rooms throughout, generous pantry and closet space, a rear porch, and enclosed verandah are substantial comforts that will be appreciated by all. Where the bay-window in the dining room is wanted for a side-board, high casement windows instead of mullion windows will be furnished without extra charge.

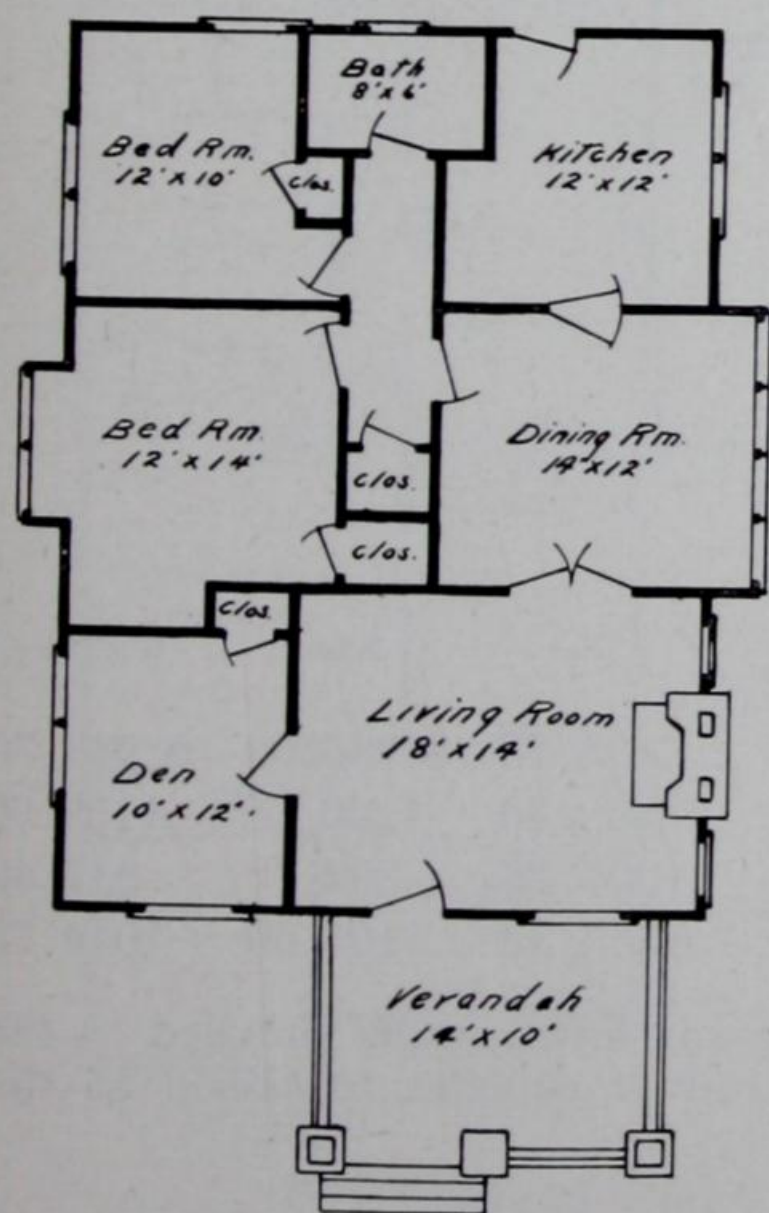
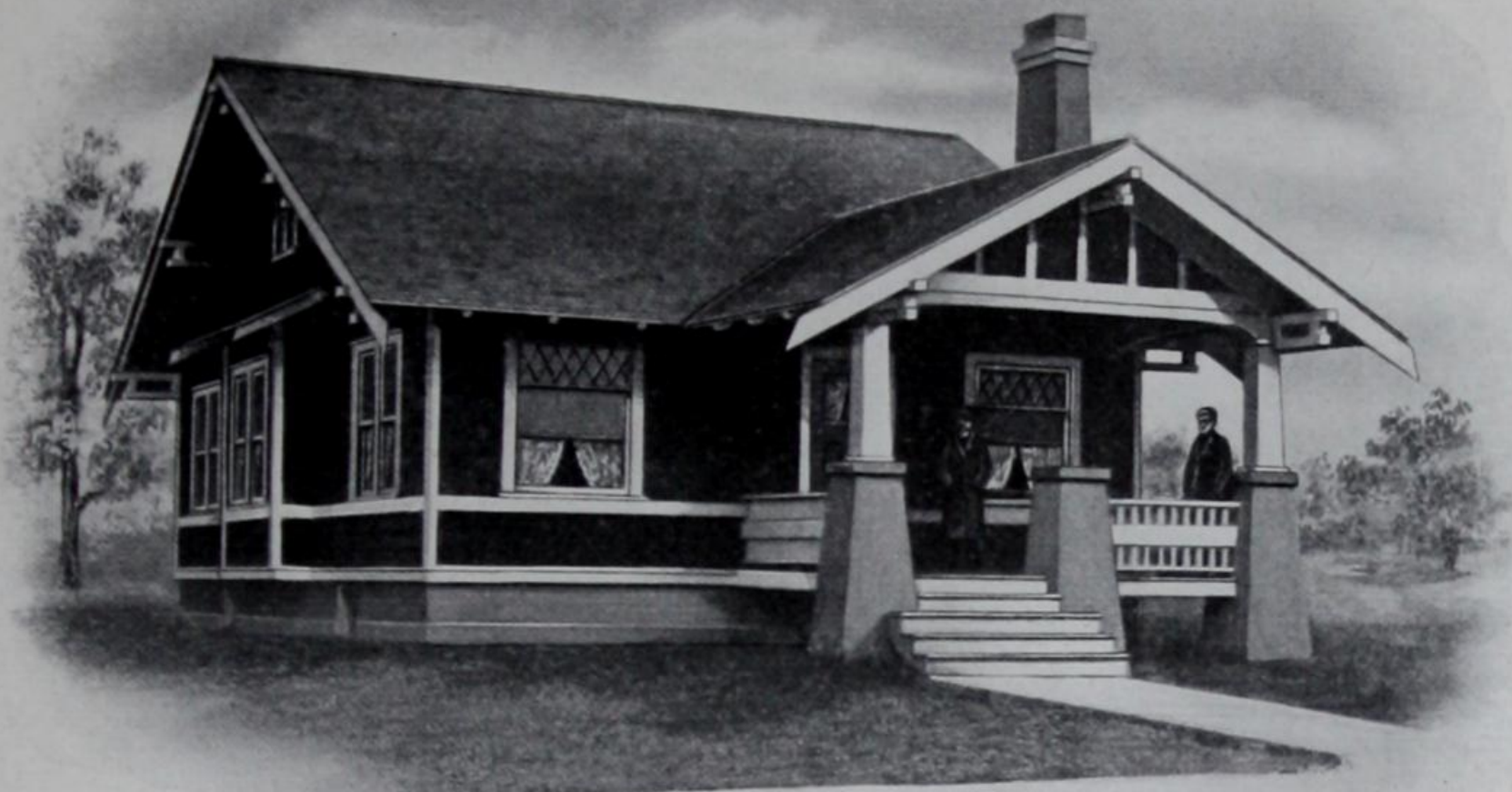


SECOND FLOOR PLAN

"TRANQUIL" ALTERNATIVE DESIGN.

House is reduced ten feet in depth, cutting off rear second floor bedroom, and on the first floor cutting off rear verandah, porch and pantry.
Blue-prints and prices on application.

Refer to page 10 for specifications and terms.



FLOOR PLAN

EDEN

Readi-Cut Six-Room
Bungalow, with
Bath (exclusive
of Verandah)

Size.

Price.

Net Price.

28 x 38 \$1365.00 \$1296.75

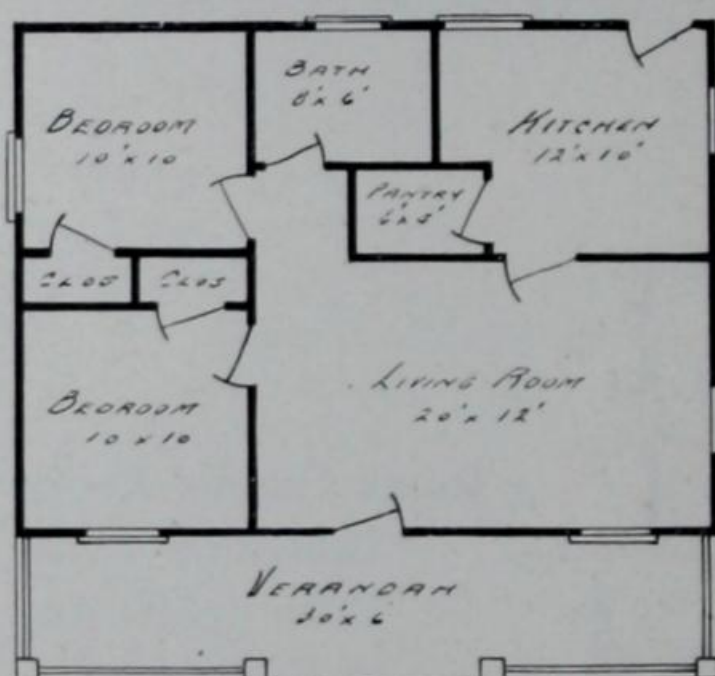
A TYPE of bungalow becoming more and more popular every year. The exposed rafters and roof brackets and the large handsome verandah with its half-timbered gable, and columns resting on masonry piers, lend distinction and charm. Triple mullioned window clear across dining room, and outside chimney, further add to the pleasing effect of this thoroughly modern design.

Refer to page 10 for specifications and terms.

"I figure you saved me \$300 without a doubt on my 'Portland.'"—IRA M. CUDNEY.



S U B S T A N T I A L . . . W A R M



FLOOR PLAN

DENVER

Readi-Cut Four-Room Bungalow, with Bath—

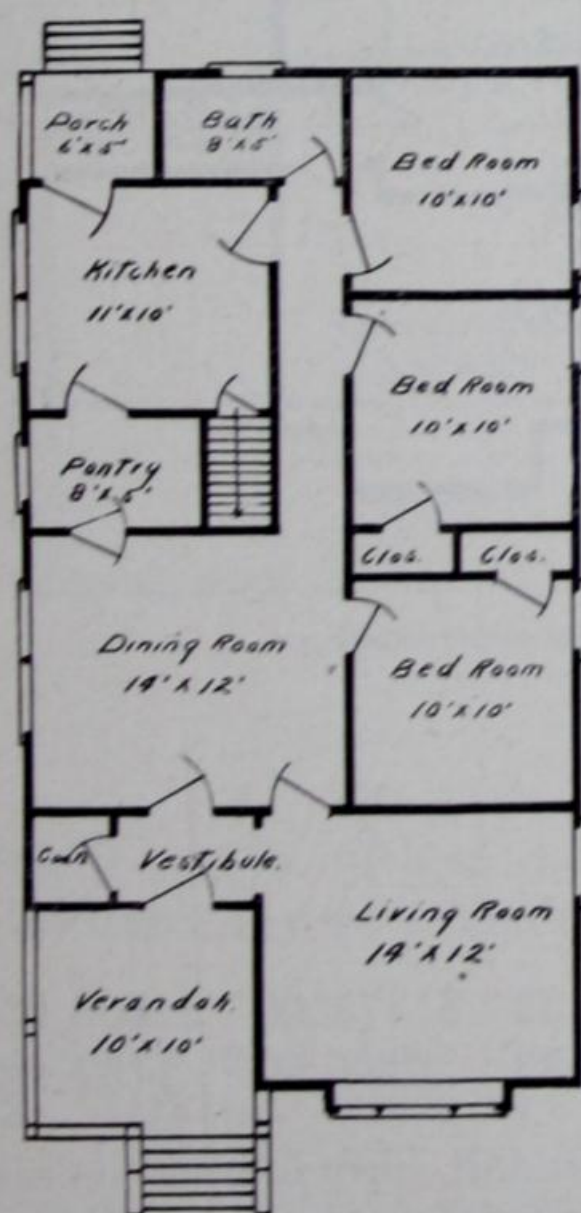
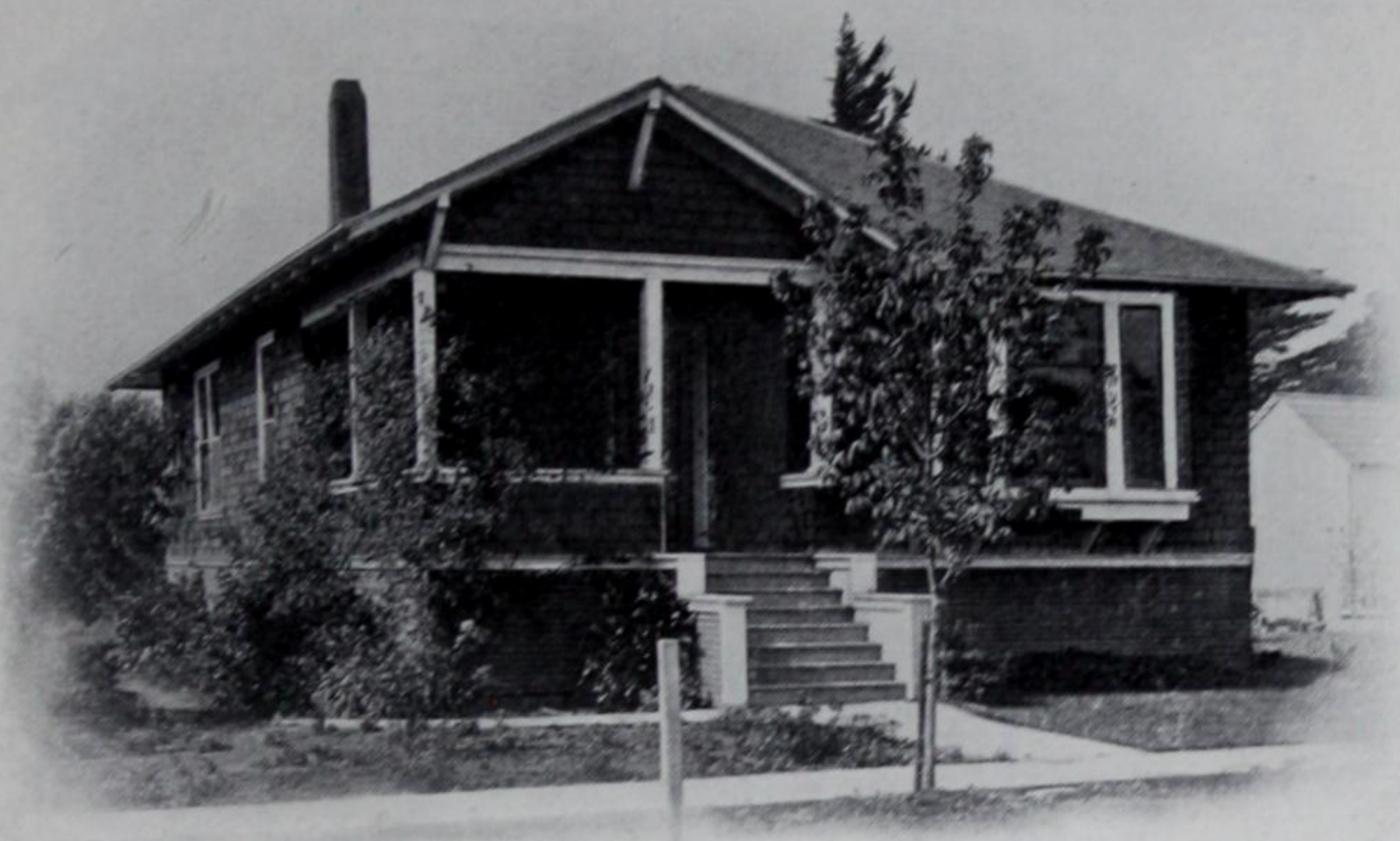
	Size.	Price.	Net Price.
The "Denver"	30 x 28	\$ 986.00	\$ 936.70
The "Denver" No. 1	36 x 30	1220.00	1159.00
Also furnished as Summer Cottages	30 x 28	892.00	847.40
	36 x 30	1105.00	1049.75

DESIGNED for a foundation rising just to the grade level; walls shingled to the ground; cellar windows included; siding instead of shingles furnished at the same price.

The "Denver" No. 1 differs from the "Denver" only in size.

Refer to page 10 for specifications and terms.

"Wise men profit by the experience of others. Read, ponder, and be wise."



FLOOR PLAN

WINDSOR V.

	Size.	Price.	Net Price.
Readi - Cut Six - Room Bungalow, with Bath	24 x 44	\$1132.00	\$1075.40

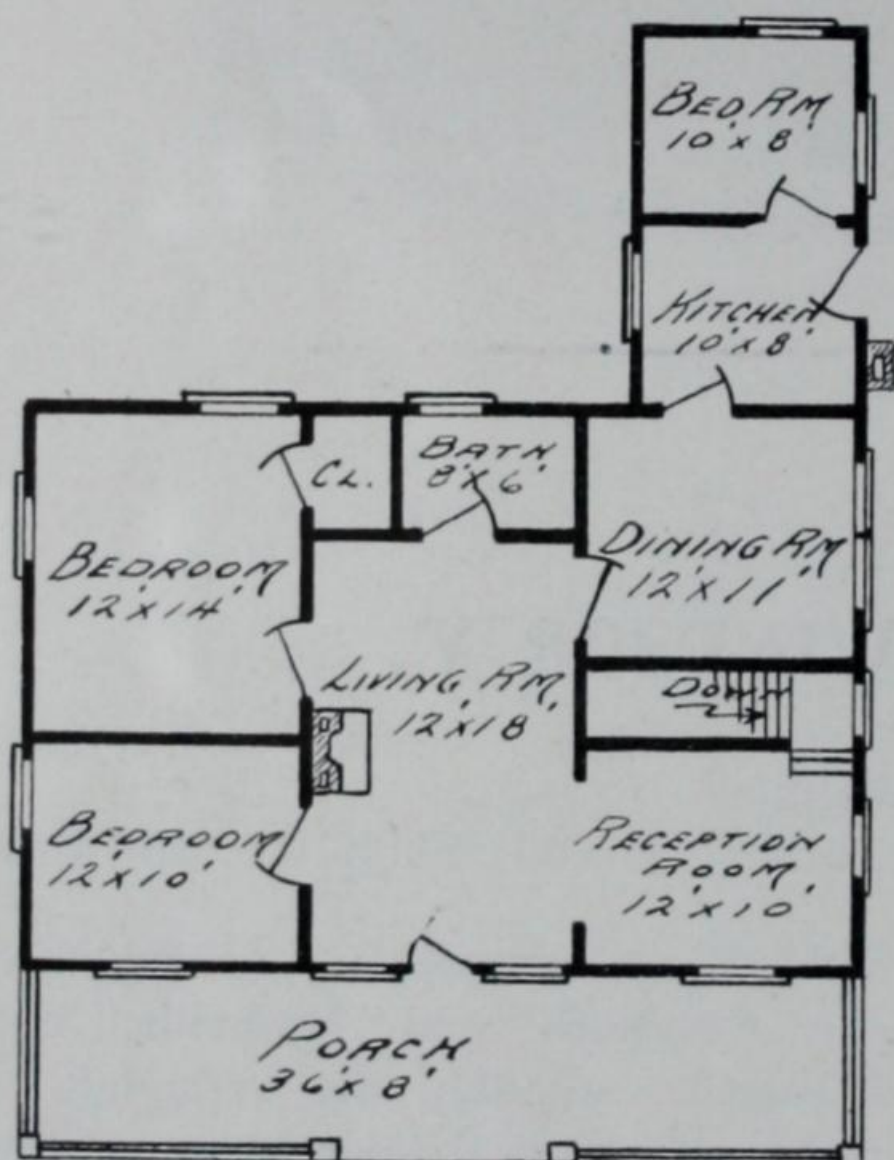
THE "WINDSOR" has some points of resemblance to the "Denver," "Newark" and "Nashville," but in place of a full length verandah, the verandah is mainly inset under the main roof, the portion extending beyond the front of the main building being furnished with a gable roof joining the main roof in a valley. The "Windsor" will be furnished with siding instead of shingles without extra charge.

Refer to page 10 for specifications and terms.

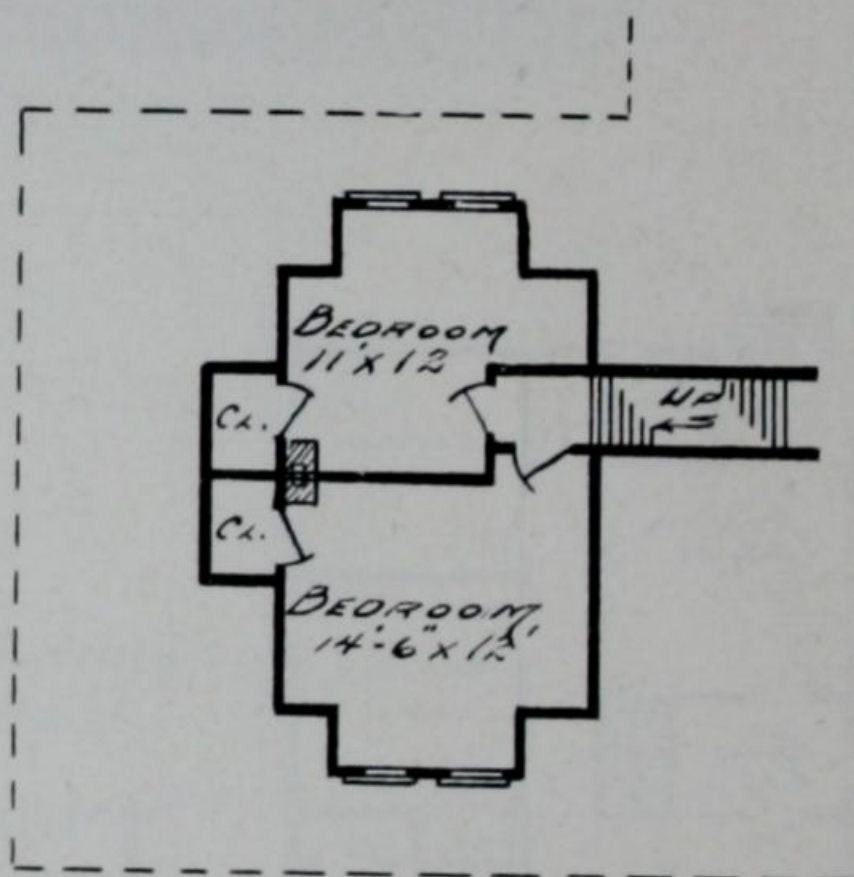
"Quite comfortable in recent zero weather."—FRANK PARIS.



S U B S T A N T I A L . . . W A R M



FIRST FLOOR PLAN



SECOND FLOOR PLAN

NEWARK

Readi-Cut Nine-Room Bungalow, with Kitchen Addition and Bath

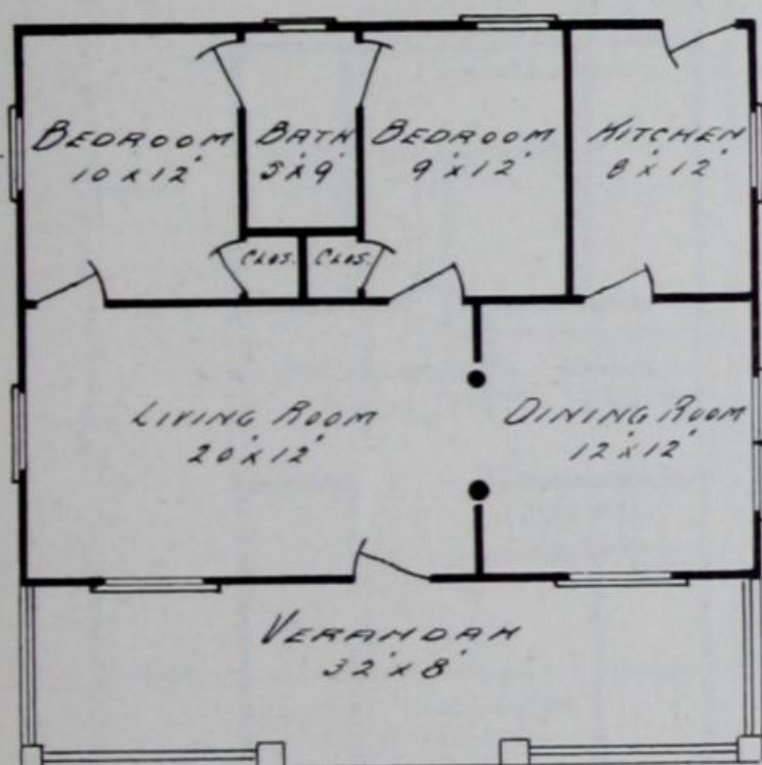
The "Newark" No. 1, without Kitchen Addition

Size.	Price.	Net Price.
36 x 32	\$1375.00	\$1306.25
36 x 32	1231.50	1169.93

THE "NEWARK," with its belled roof and roomy verandah, provides a liberal amount of space on the ground floor, and has two large bedrooms on the second floor. The "Newark" No. 1 has the same floor plan except that the kitchen addition is omitted and the dining room is used as a kitchen.

Refer to page 10 for specifications and terms.

"The first step in getting your own is to know what you want."



FLOOR PLAN



OAKLAND

	Size.	Price.	Net Price.
Readi-Cut Five-Room Bungalow, with Bath	32 x 32	\$1003.30	\$953.15
Also furnished as a Summer Cottage	32 x 32	817.40	776.53

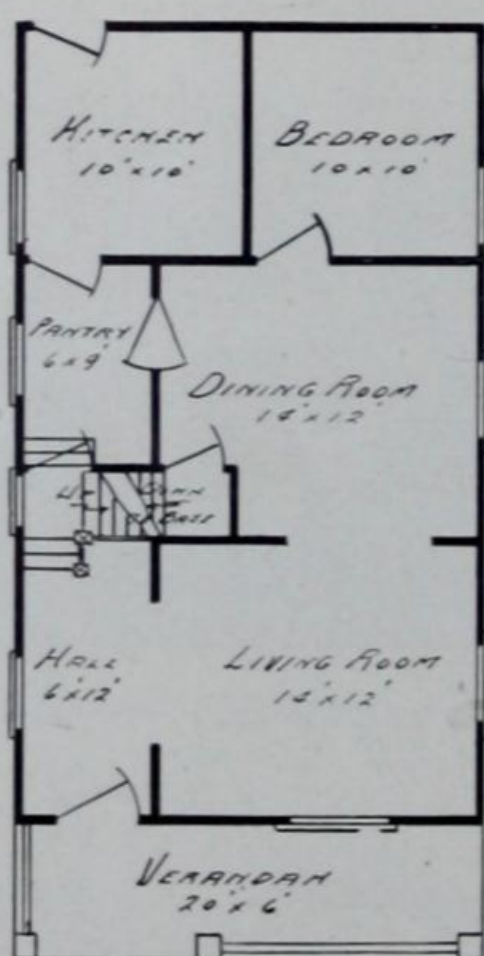
IN this issue of our Catalogue we are able to present a more correct illustration of the "Oakland" than ever before. It has long been a favorite with those who have seen it erected, and its popularity is explained by the photographic illustrations. A sensible, moderate priced, good-looking home.

Refer to page 10 for specifications and terms.

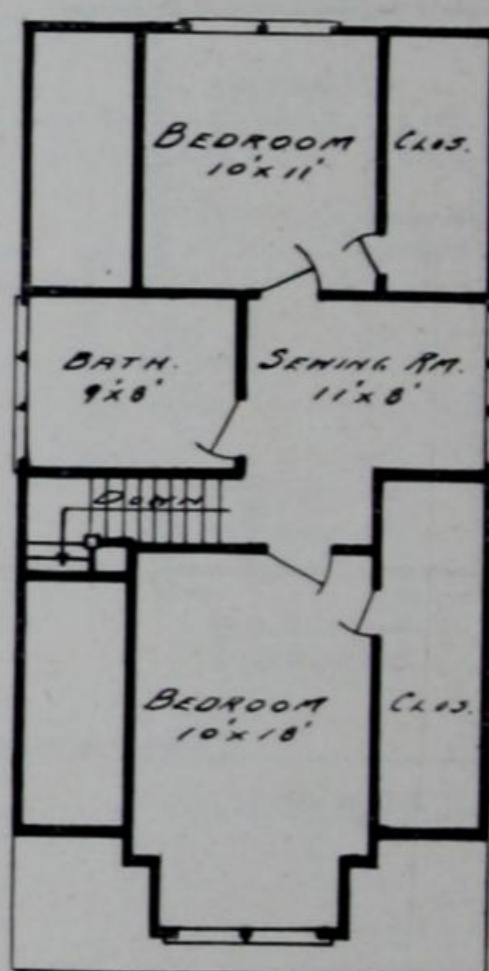
"If you are going to have wrinkles, let them be joy lines."



S U B S T A N T I A L . . . W A R M



FIRST FLOOR PLAN



SECOND FLOOR PLAN

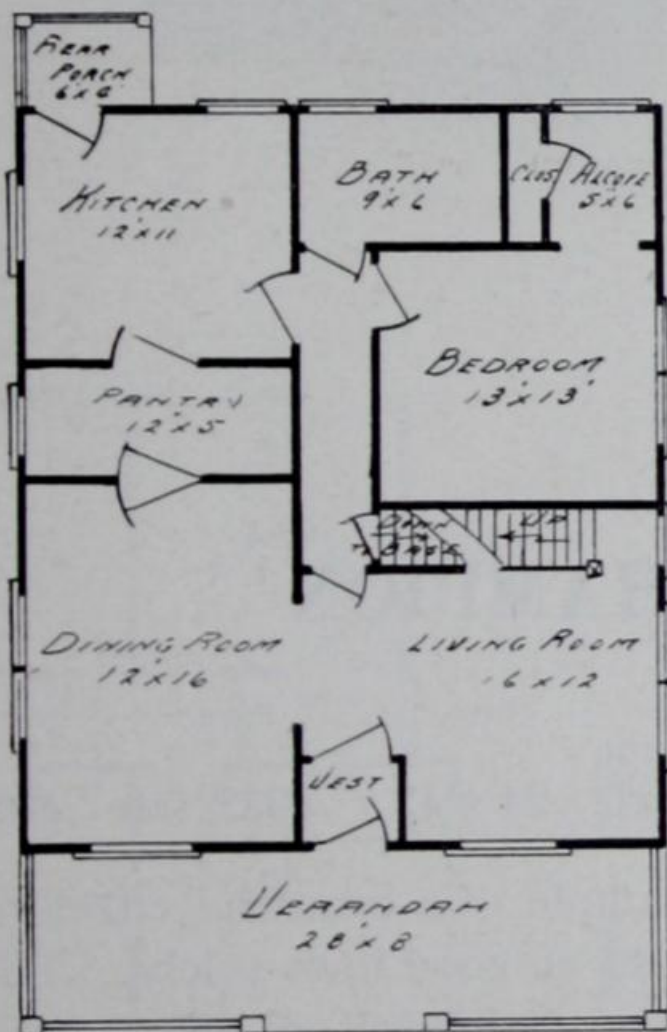
LAKEPORT V.

	Size.	Price.	Net Price.
Readi-Cut Seven-Room Dwelling, with Bath	20 x 40	\$1085.00	\$1030.75

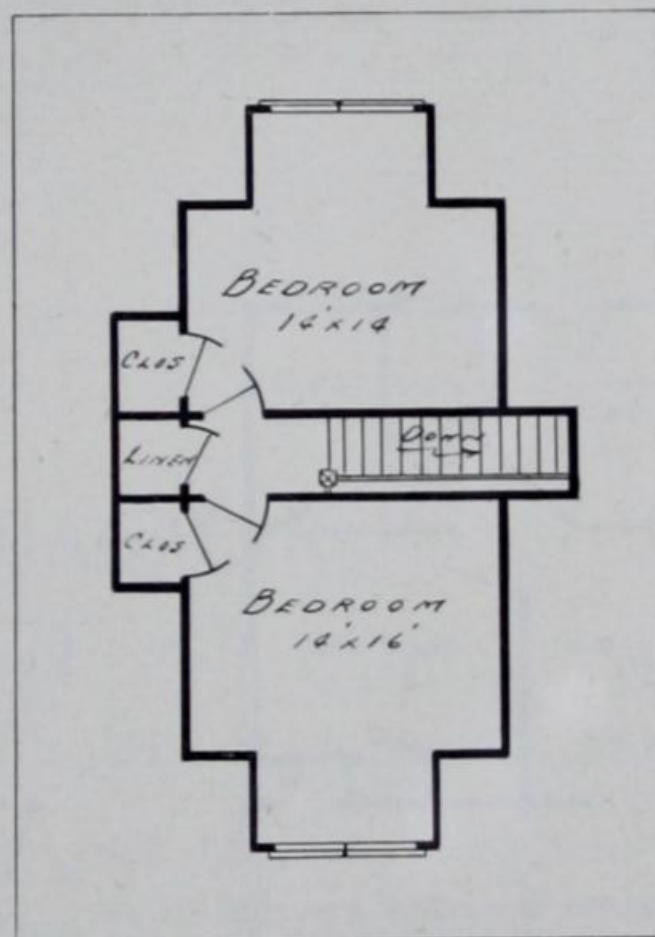
A PLEASING departure from the gable roof design, with its hipped, or cottage roof, and dormer windows, giving two large bedrooms, a sewing room and bath on the second floor. It would be hard to design a better house of the same capacity and with the same amount of room, for a 25-foot lot.

Refer to page 10 for specifications and terms.

"A word to the wise is unnecessary."



FIRST FLOOR PLAN



SECOND FLOOR PLAN

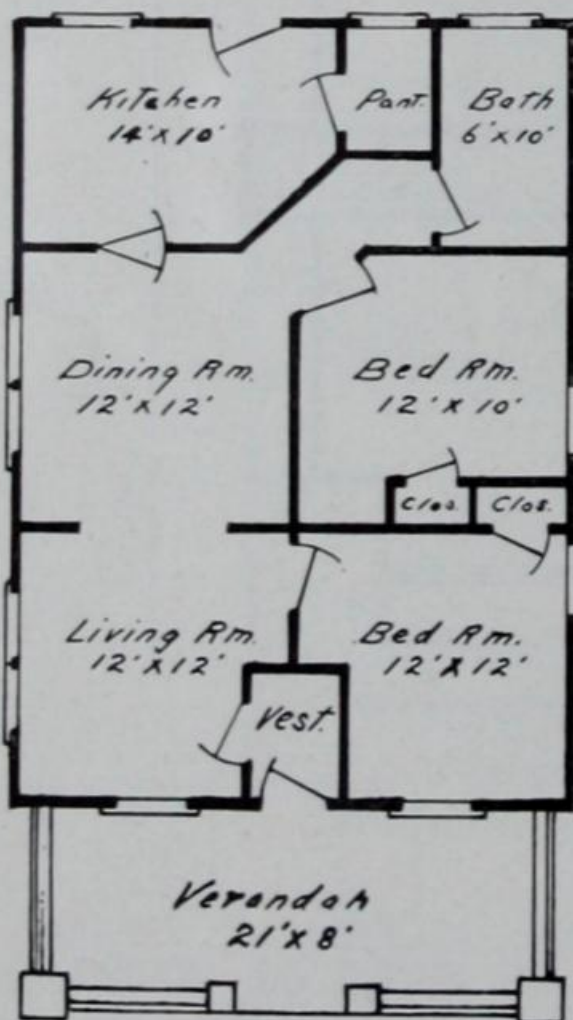
NASHVILLE

	Size.	Price.	Net Price.
Readi-Cut Six-Room Bungalow, with Bath	28 x 40	\$1392.00	\$1322.40
Also furnished as a Summer Cottage	28 x 40	1131.00	1074.45

THE "NASHVILLE" is another bungalow with cottage roof, the severe lines of which are relieved by front and rear dormer windows giving light to the second-storey rooms. Deep verandah with heavy square columns, windows spaced as shown on floor plan. Inside hall ensures privacy in the rear portion of the house.

Refer to page 10 for specifications and terms.

"It is the business man—the economist—who constructs houses."



FLOOR PLAN

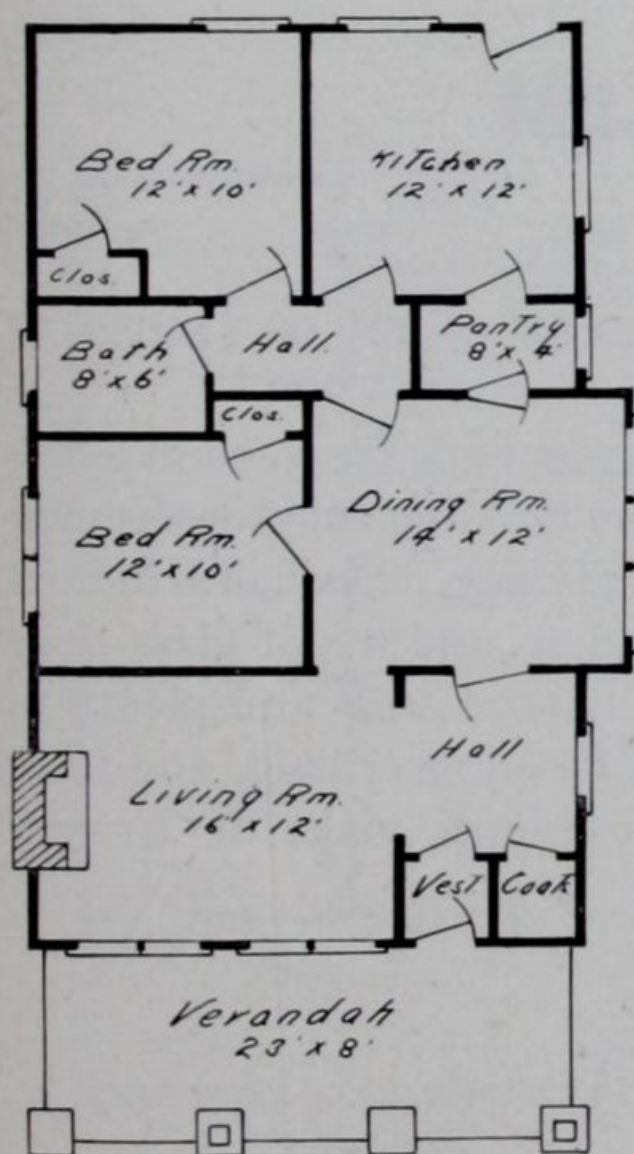
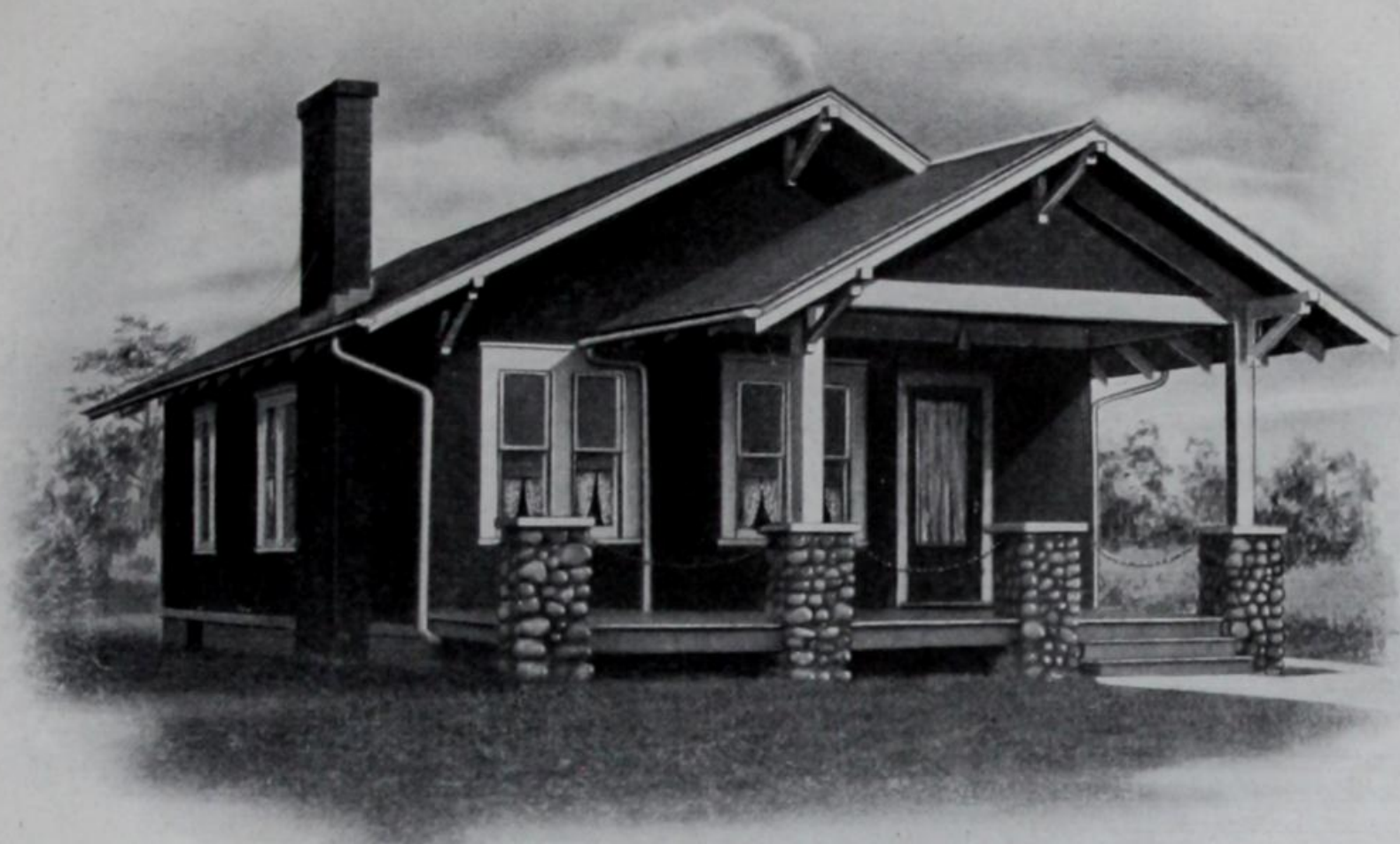
CHAMPION

	Size.	Price.	Net Price.
Readi-Cut Five-Room Bungalow, with Bath	24 x 42	\$932.00	\$885.40

A STRIKING example of a beautiful effect resulting from the use of good lines solely. There is nothing about it that "shouts" at the passer-by. Merely the gentle suggestion of correct lines, artistic sense and good taste. The floor plan is in keeping with the design, but can be modified to meet special requirements.

Refer to page 10 for specifications and terms.

"Laughter is a facial sunburst, and fatal to the blues."



FLOOR PLAN

DAGMAR

	Size.	Price.	Net Price.
Readi-Cut Six - Room Bungalow, with Bath	24 x 48	\$1062.00	\$1008.90

EXPOSED rafters, roof brackets and field stone piers for the large verandah are the distinguishing external features of this bungalow. Vestibule, reception hall and coat-room, excellent closet, pantry and bathroom space, and large, well-lighted general living rooms are the interior features that have made it so popular. Furnished with clear butt cedar shingles or siding for the outer walls.

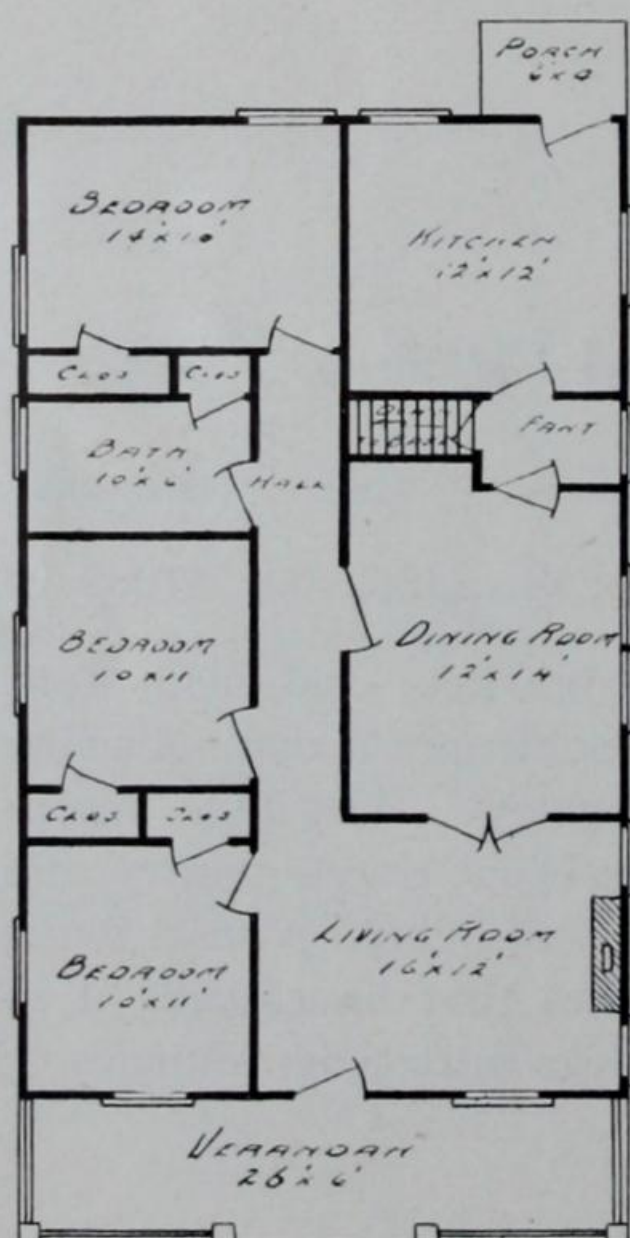
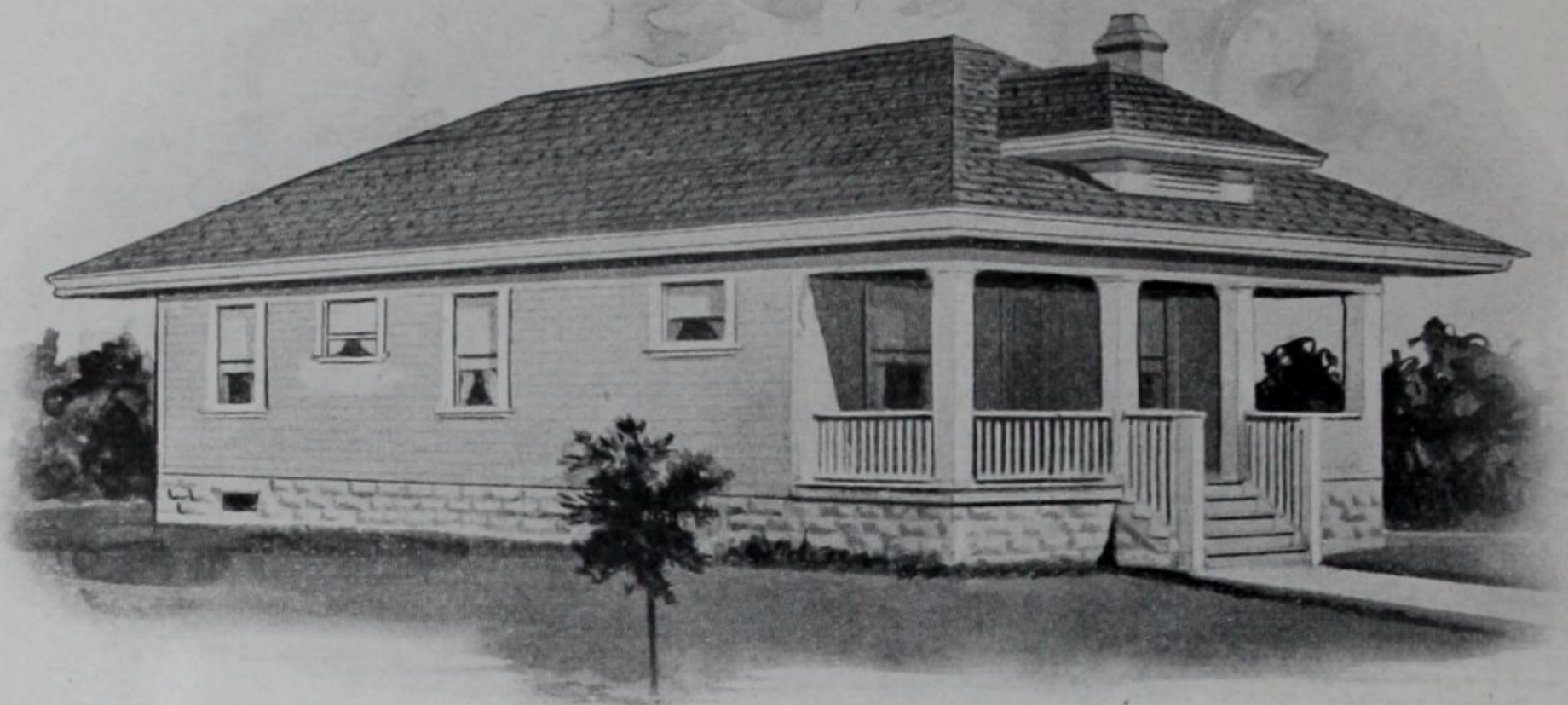
Refer to page 10 for specifications and terms.

"How beautiful that most of our troubles never happen."



S U B S T A N T I A L . . .

W A R M



FLOOR PLAN

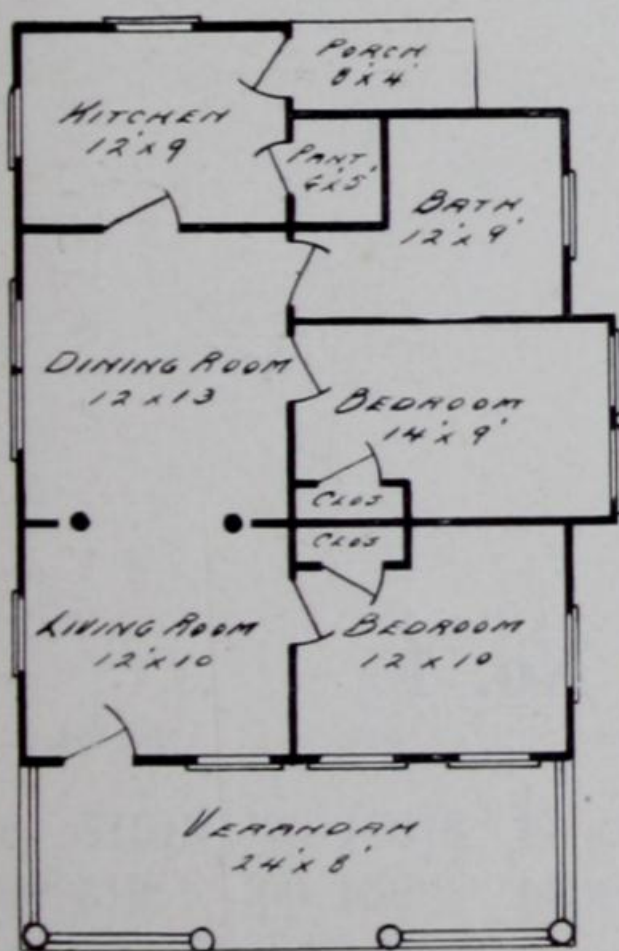
SALEM

	Size.	Price.	Net Price.
Readi - Cut Six - Room			
Bungalow, with Bath	26 x 48	\$1094.00	\$1039.30

THE "SALEM" is designed with the general living rooms on one side of the building, and the sleeping rooms and bath on the opposite side. The hall is lighted by the front living room window, and a half glass door from dining room to hall. Large bath and plenty of closets. Cottage roof with heavy overhang, and inset porch with large square columns make it a very charming bungalow.

Refer to page 10 for specifications and terms.

"Admittedly the prettiest house in town."—A. R. SPRENGER.



FLOOR PLAN

WHITBY

	Size.	Price.	Net Price.
Readi-Cut Five-Room Bungalow, with Bath	24 x 40	\$957.60	\$909.72

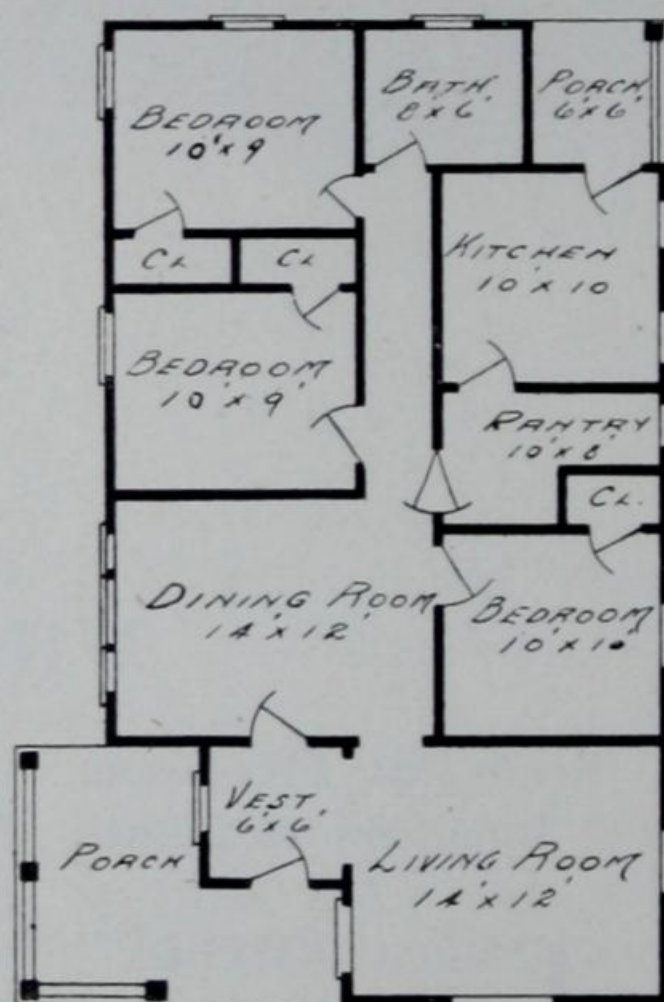
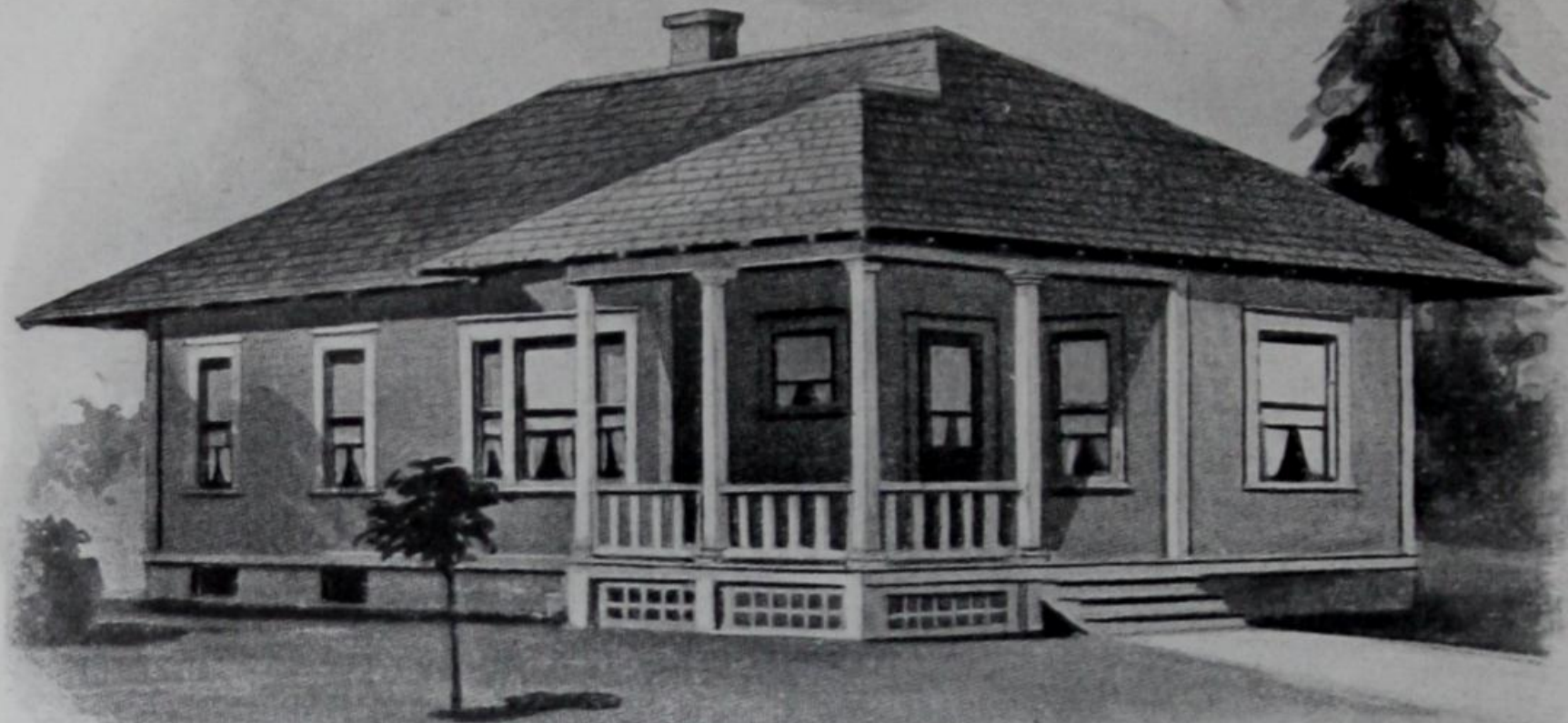
THE "WHITBY" is 26 feet wide on a line through the dining room and bedroom, but 24 feet wide as to the main portion of the building. Extra large rooms, splendidly lighted, deep verandah, with cottage roof, and turned columns with caps and bases.

Refer to page 10 for specifications and terms.

"You saved me between \$500 and \$600 on my house."—FR. LÉGARE.



S U B S T A N T I A L . . . W A R M



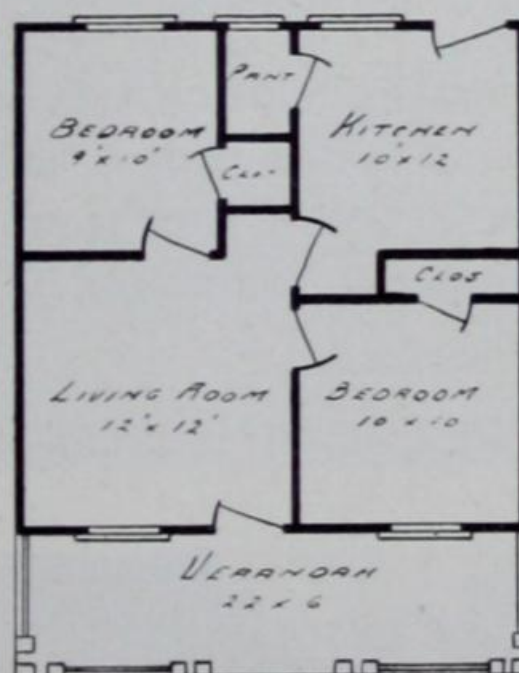
FLOOR PLAN

HASTINGS : HASTINGS No. 1

Readi-Cut Six-Room Bungalow, with Bath and Vestibule—	Size.	Price.	Net Price.
The "Hastings"	24 x 44	\$1071.00	\$1017.45
The "Hastings" No. 1	22 x 44	964.00	915.80

THE "HASTINGS" is a design providing a good verandah without obstruction of light for the rooms of the house. Access from vestibule to the dining room or living room. Plenty of closet and pantry space. Inset rear porch; square or turned columns for verandah. If required for a narrower lot this design will be furnished with a porch extending only to the line of the side wall, but forward of the front wall, as the "Hastings" No. 1.

Refer to page 10 for specifications and terms.



FLOOR PLAN

KEITH

	Size.	Price.	Net Price.
Readi-Cut Four-Room Bungalow	22 x 28	\$586.00	\$556.70
Also furnished as a Summer Cottage	22 x 28	442.00	419.90

THE "KEITH" is a small bungalow with a cottage roof belled at the eaves; has all the quality and comfort of larger designs; furnished with balusters for the verandah rail and turned full length columns instead of as illustrated, if preferred.

Refer to page 10 for specifications and terms.



SUMMER COTTAGES

NOWHERE does the "Readi-Cut" system of manufacturing houses apply to better advantage than in the building of "Summer Cottages," which are commonly erected at some distance from towns, where skilled labor is not easily procurable. Local talent, or the purchaser himself, can erect our "Readi-Cut Summer Cottages" without difficulty by following our plans and book of instructions, and it will not be necessary to import mechanics at a heavy expense to do this work.

As "Summer Cottages" are usually built on very unconventional lines, it is always difficult to decide just what designs to illustrate. On the following half dozen pages are shown various types of widely different size, appearance, and price. They are all houses adapted to high-class company, comparing favorably with the best summer cottages in exclusive summer resorts.

Many other designs suited to special requirements are in our files, and will be submitted for approval on request, though not in such general demand as to warrant cataloguing.



In addition we are constantly preparing and submitting special designs of summer cottages, like that shown on page 64, and, if given a hint of what is wanted, are prepared on short notice to submit, without charge, special designs and prices to suit the customer.



Please bear in mind that our "Summer Cottages" are constructed to last for years; they are identical with our winter construction, except that we do not supply interior wall board, sub-flooring, or trim for the interior, and studding, rafters and joists are generally spaced on 24" centers.

The partitions are all of fine beaded or V-joint matched lumber, everything dressed four sides, so that the interior may be oiled, stained,

painted, or left in the natural wood, always presenting a smooth finished surface.

Prices cover all the material needed to make a complete finished summer cottage, including hardware, paint or stain, glass and putty—everything, in short, except founda-



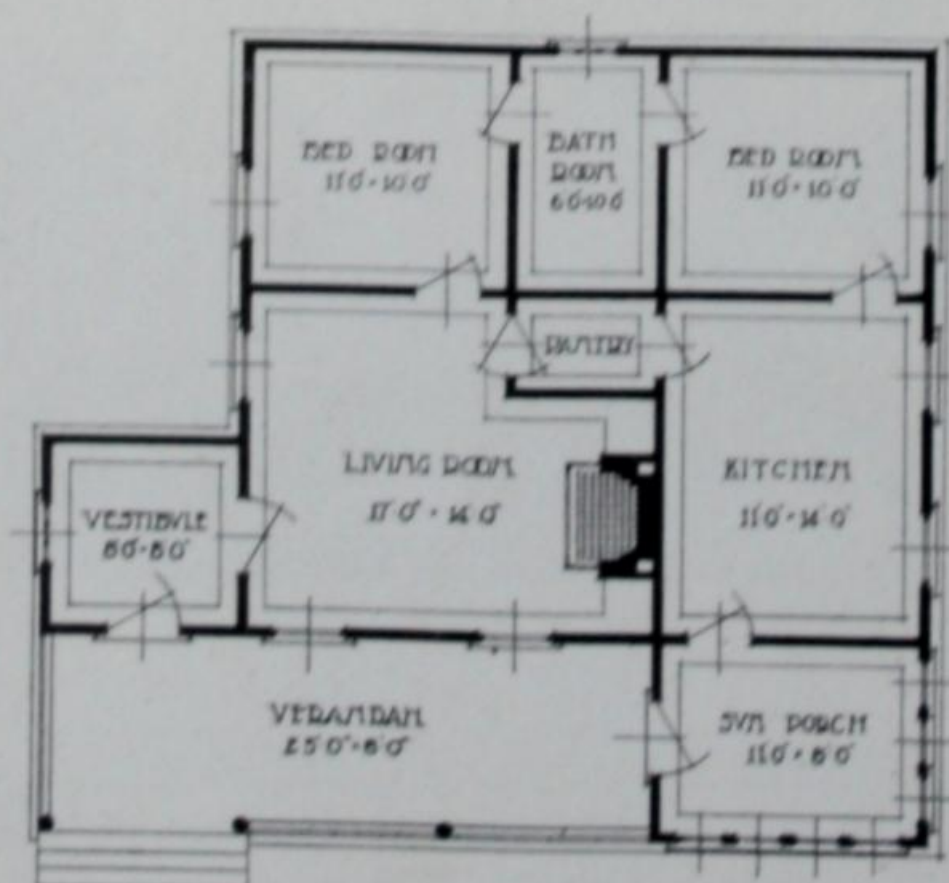
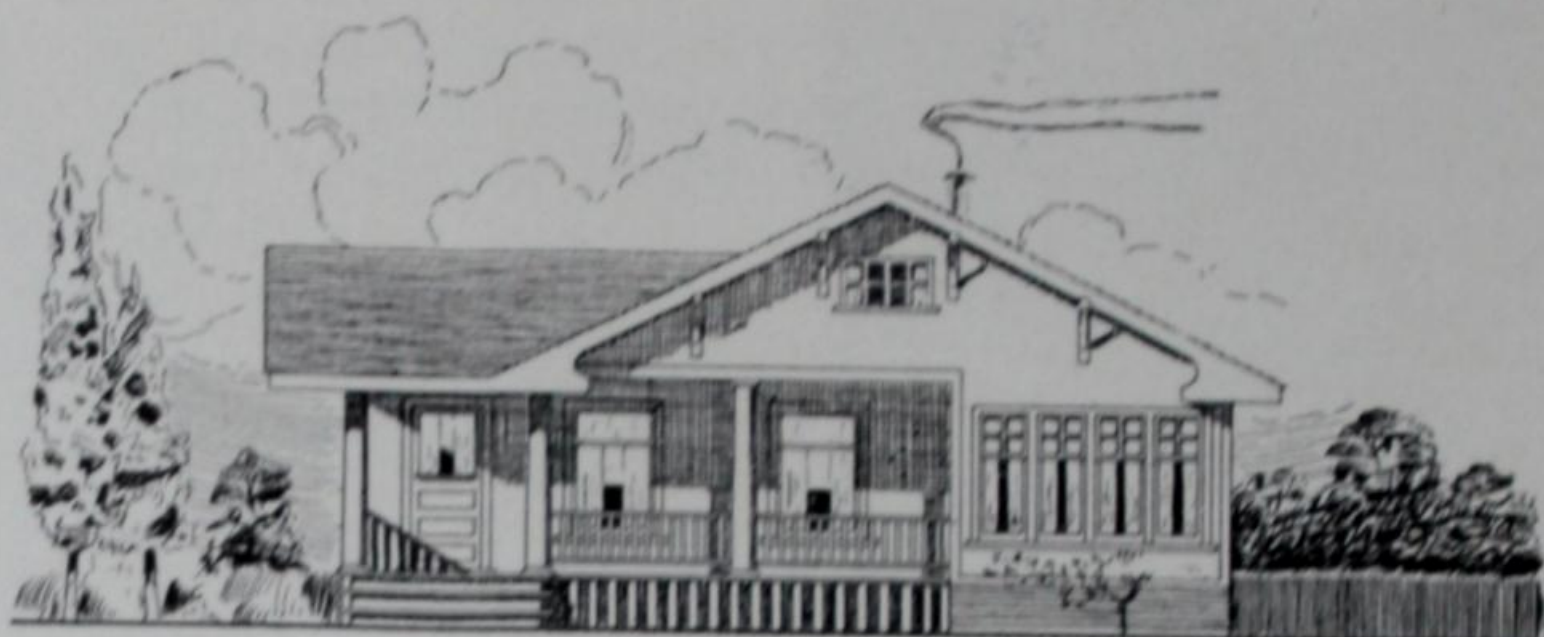
tions, chimney, and such lighting, heating and plumbing fixtures as the customer may elect to use. These vary so widely that we cannot well include them in prices of either winter dwellings or summer cottages.



"Only one letter differentiates the word 'Health' from 'Wealth.' And the things themselves are even more closely related. Every time you get out in the sunshine and laugh and play you are absorbing potential wealth into your being."



SUBSTANTIAL . CONVENIENT



PROPOSED BUNGALOW

THE WESTON
36'0" x 32'0"

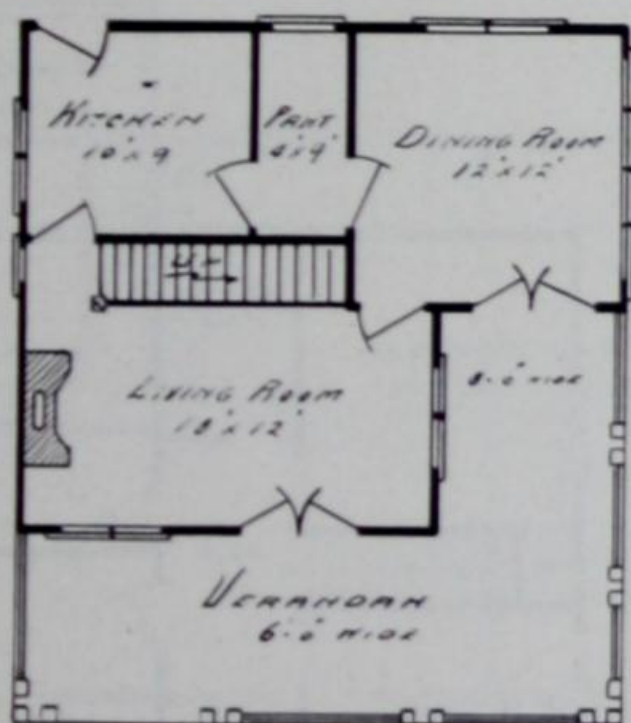
PLANS SUBMITTED TO

BY THE
SOVEREIGN CONSTRUCTION CO. LIMITED
TORONTO, ONT.

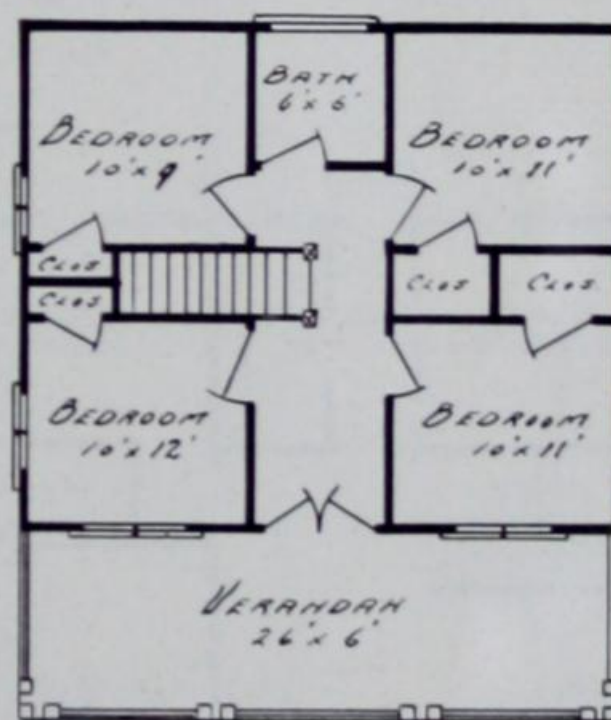
Price
\$872.00

Net Price
\$830.40

See page 62



FIRST FLOOR PLAN



SECOND FLOOR PLAN

RESTFUL

	Size.	Price.	Net Price.
Readi-Cut Seven-Room Summer Cottage, with Bath	26 x 30	\$1342.00	\$1274.90

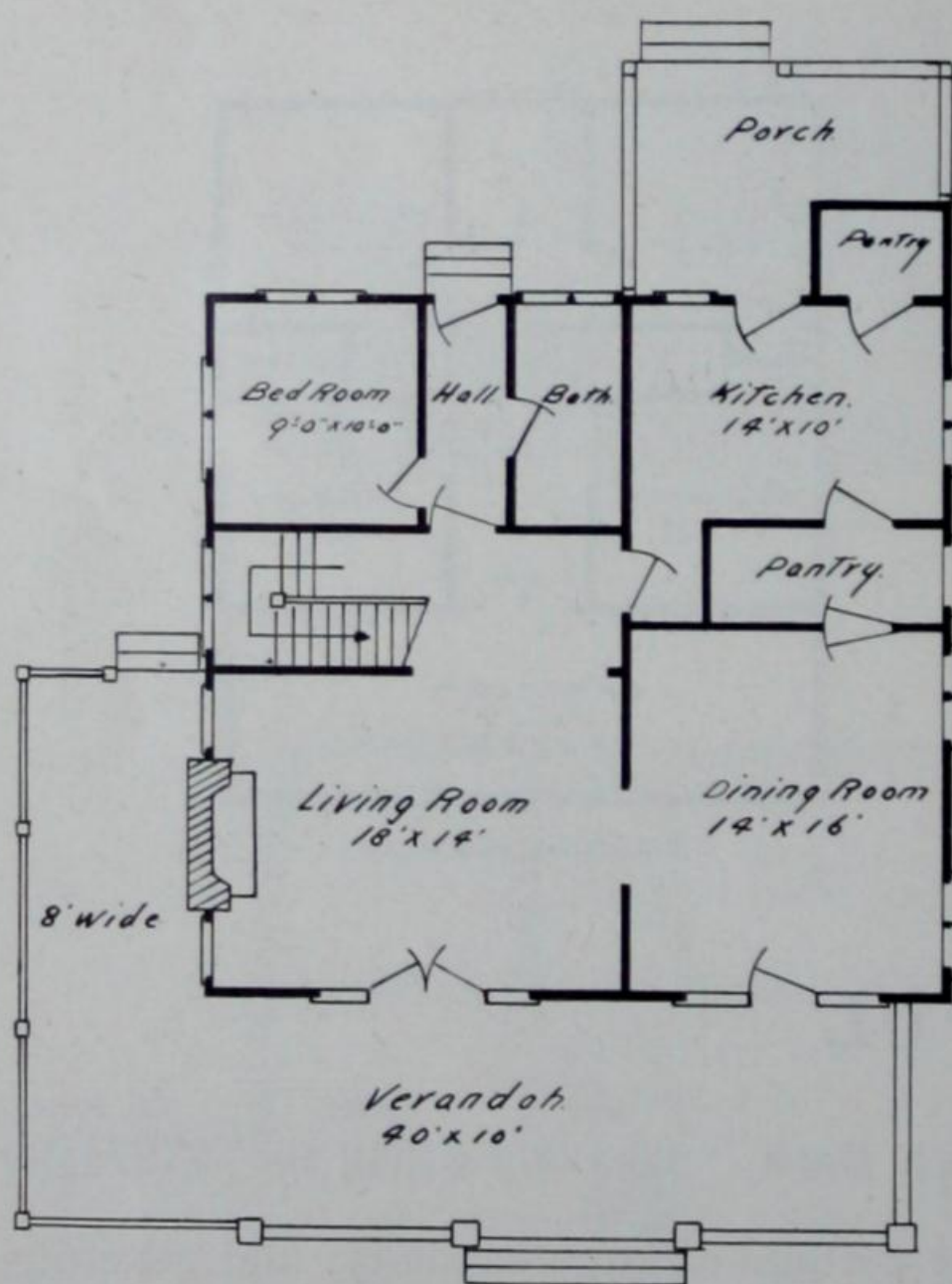
THE "RESTFUL" is a two-storey summer cottage of large capacity, and generous verandah on both floors. Double doors, either cross panel or part glass, for living room and dining room, and up-stairs hall connecting with verandah. Closets for every sleeping room; bathroom, and wide hall.

Refer to pages 10 and 63 for specifications and terms.

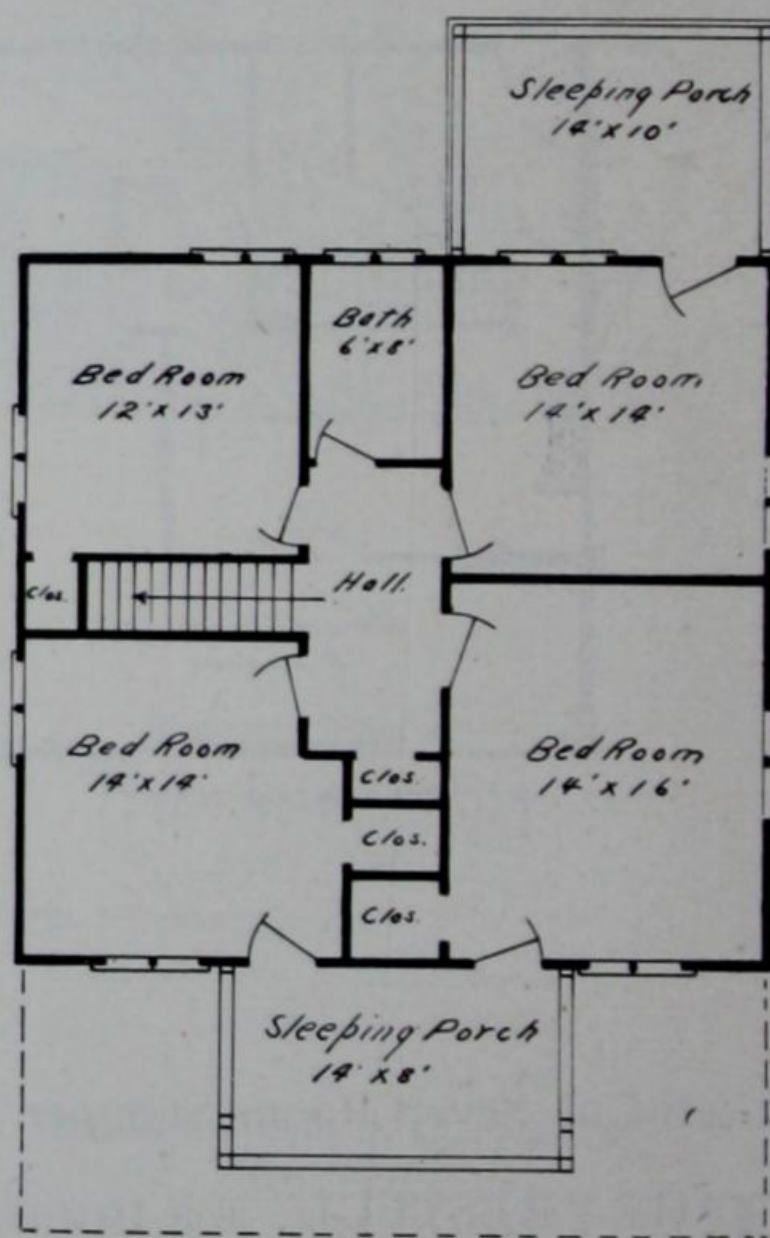
"Relaxation is the first requirement of strength."



SUBSTANTIAL . CONVENIENT



FIRST FLOOR PLAN



SECOND FLOOR PLAN

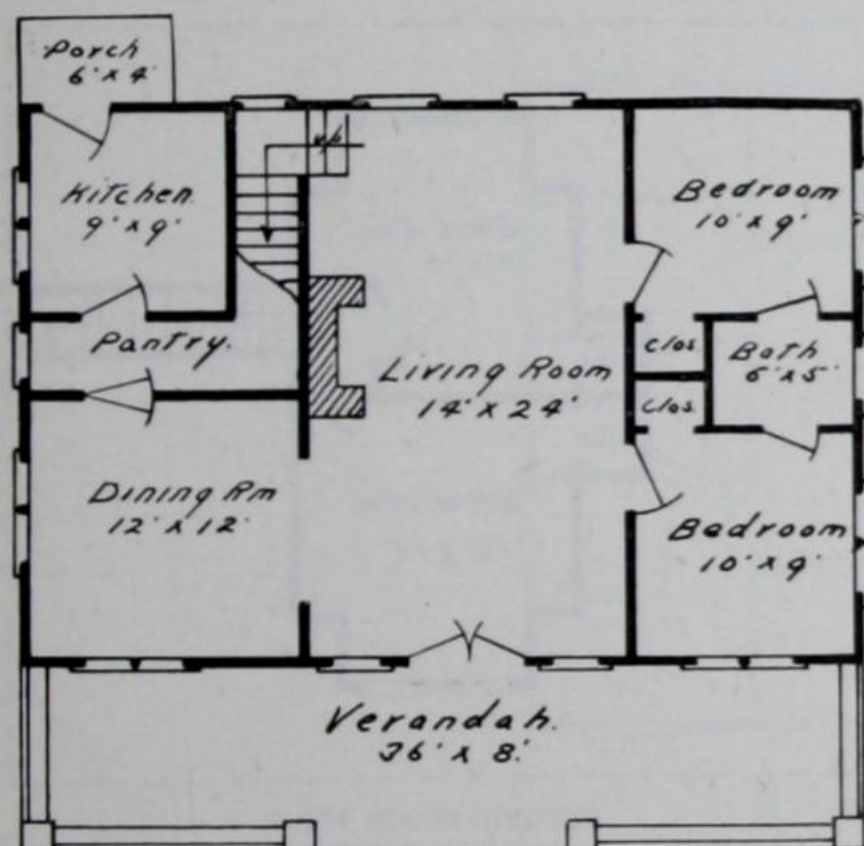
LAKESIDE

Readi-Cut Eight-Room Summer Cottage, with Baths
and Sleeping Porches

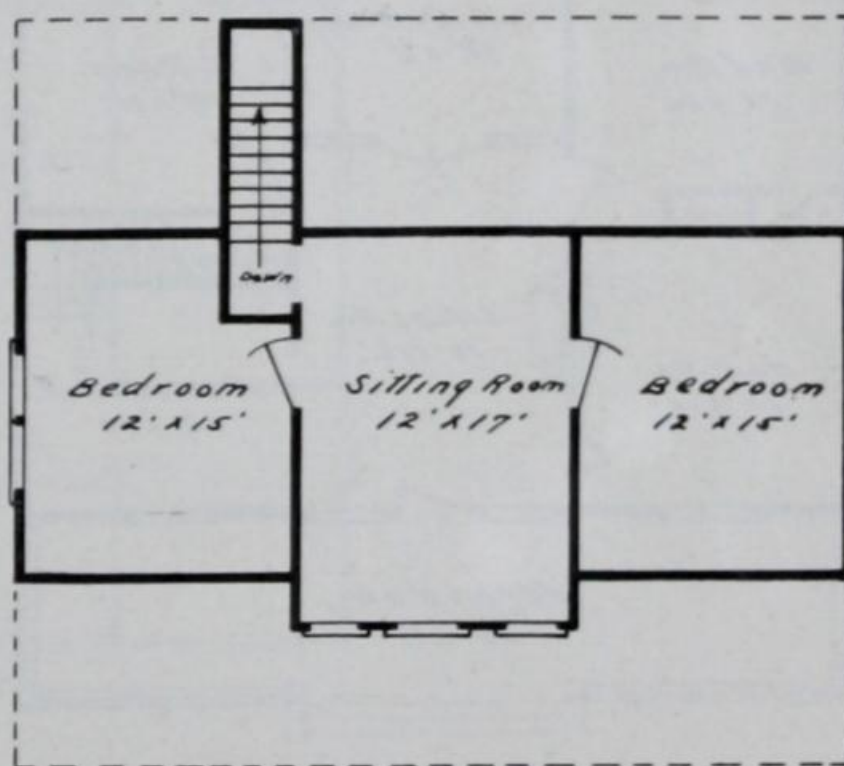
Size.	Price.	Net Price.
40 x 44	\$1865.00	\$1771.75

CAN you suggest a desirable feature in a roomy, comfortable summer cottage not included in this design? Large sleeping porches and verandahs, generous pantries, closets and baths. What more could be desired?

Refer to pages 10 and 63 for specifications and terms.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

CARLETON

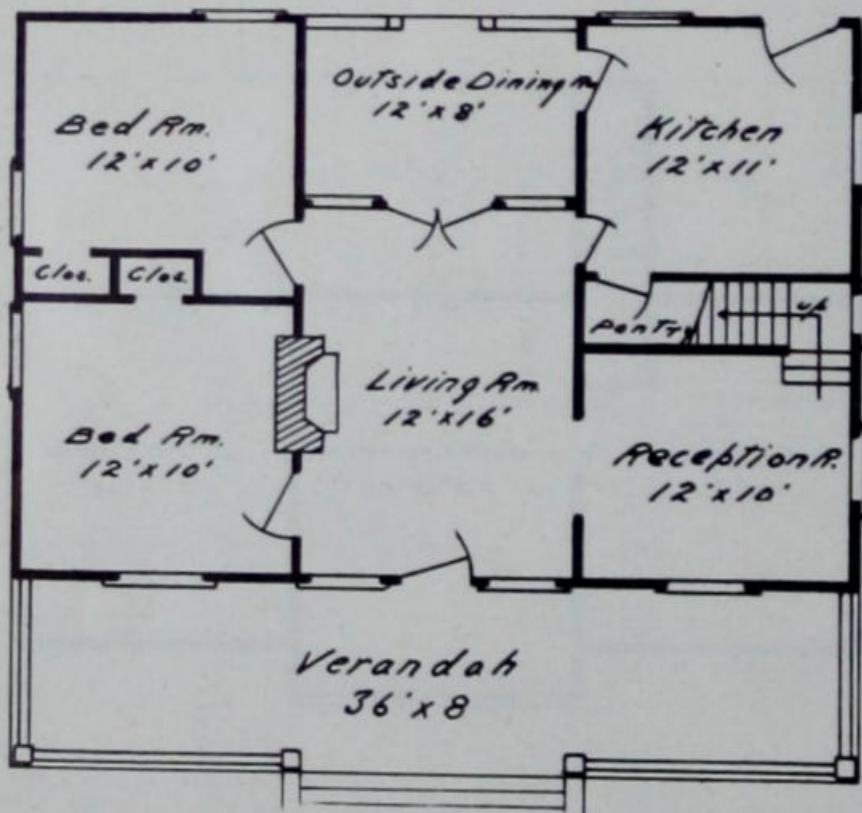
	Size.	Price.	Net Price.
Readi-Cut Eight-Room Summer Cottage, with Bath .	36 x 32	\$1068.00	\$1014.60

A SUMMER bungalow in great demand with discriminating buyers. Its deep, cool verandah is a vantage point from which to enjoy the ocean, lake or river view when nature smiles, and its many windows, vantage from which to study her in her sterner moods when the God of the Storms is abroad on the waters.

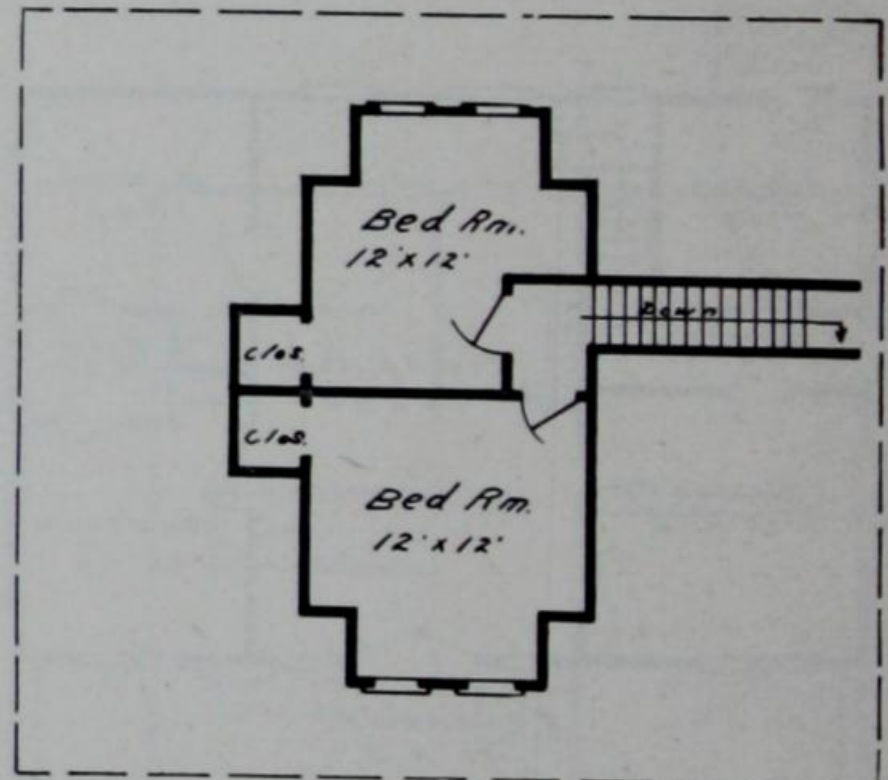
Refer to pages 10 and 63 for specifications and terms.



S U B S T A N T I A L . C O N V E N I E N T



FIRST FLOOR PLAN



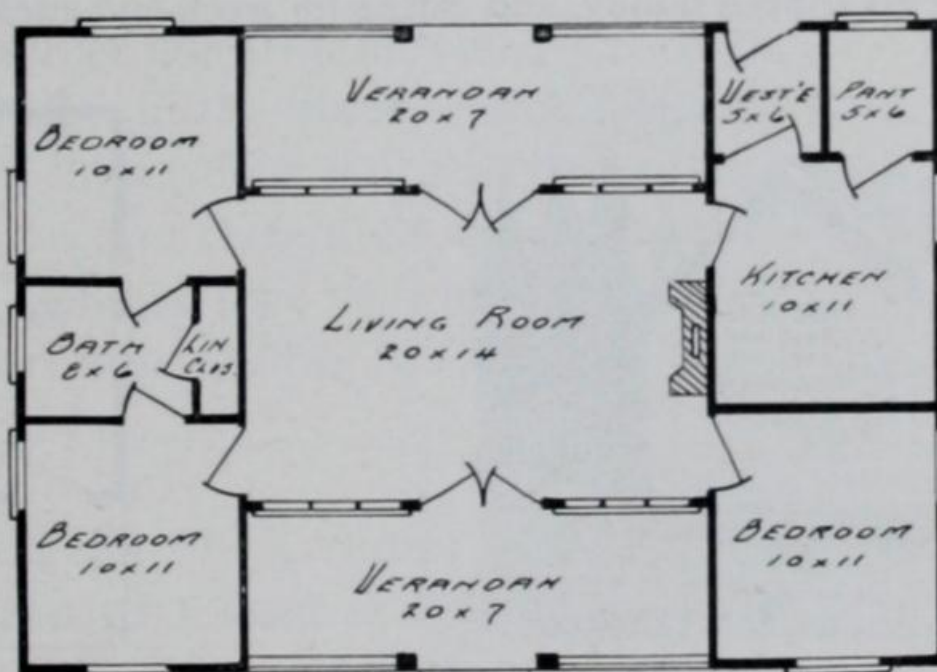
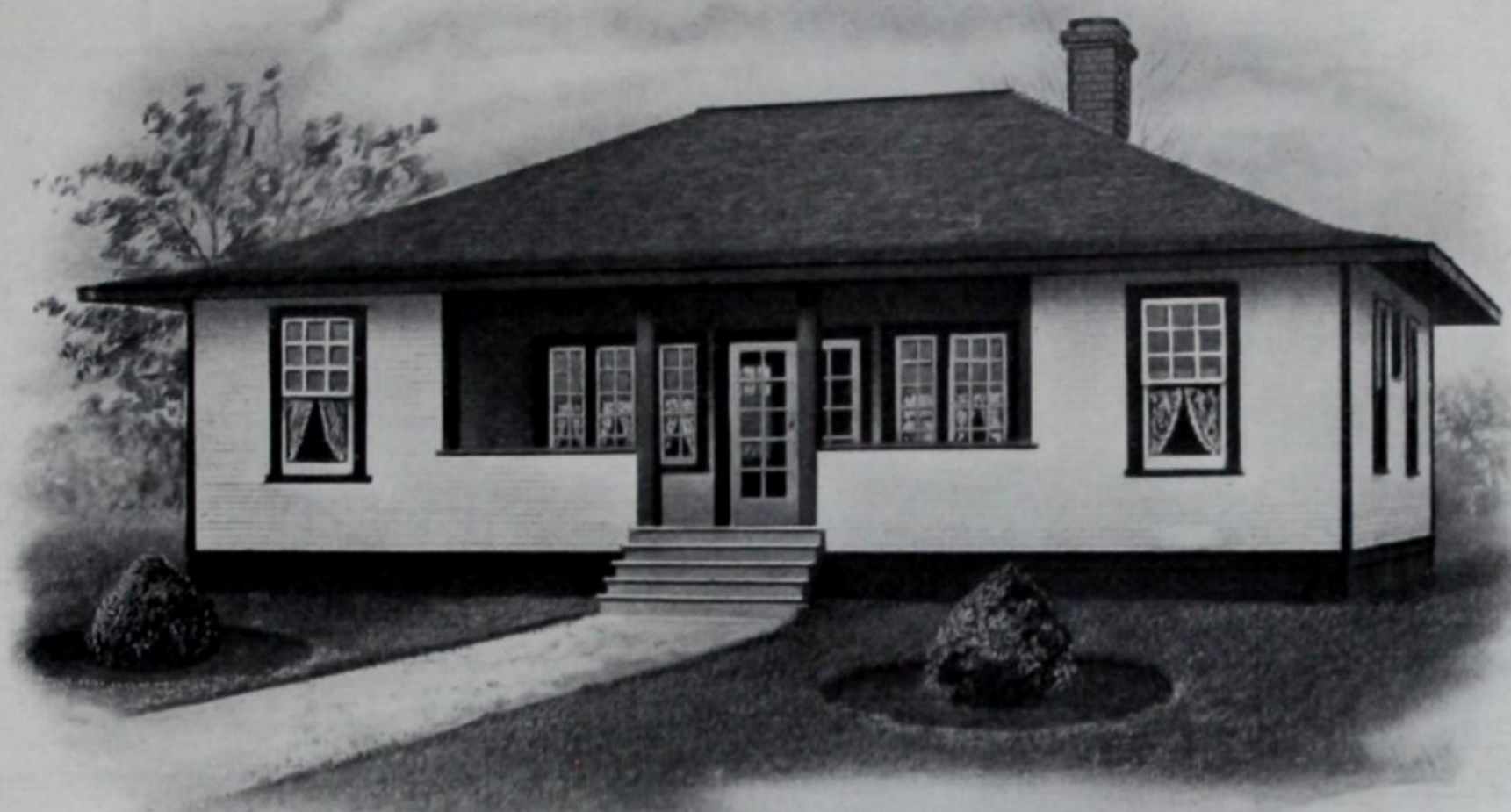
SECOND FLOOR PLAN

EASTBOURNE

	Size.	Price.	Net Price.
Readi-Cut Eight-Room Summer Cottage	36 x 32	\$1054.00	\$1001.30

A POPULAR design with nature lovers not averse to "the comforts of home" while communing with nature. The belled roof and exposed rafters, the splayed window and door trim, and the deep, comfortable verandah, make it an ornament to any site. This design is much in demand among the Thousand Islands and the Lake resorts.

Refer to pages 10 and 63 for specifications and terms.



FLOOR PLAN

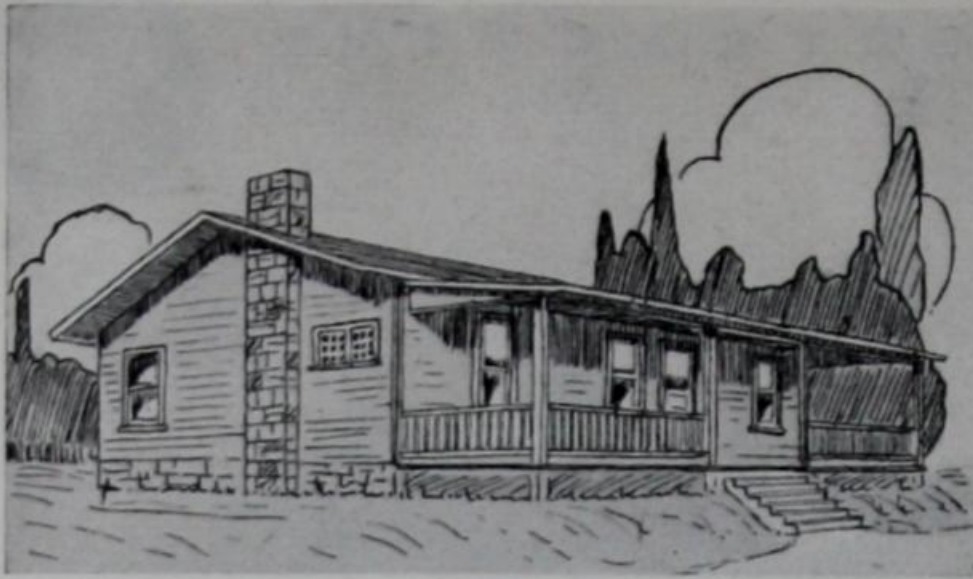
FAIRPORT

	Size.	Price.	Net P rice.
Readi-Cut Five-Room Summer Cottage, with Bath .	40 x 28	\$1028.00	\$976.60

A MOST charming summer home, with its large living room with 12-foot ceiling, walled on two sides with glass, and its French doors opening front and rear on to inset verandahs. Bath, pantry, linen closet and vestibule, supply all the conveniences for a summer sojourn in the country. Screens, complete, including double screen doors, for both verandahs, in effect increase the size of the living room to 20 x 28. We will furnish these, with all hardware, for \$27.00 net cash.

(See letter of "appreciation," inside page back cover.)

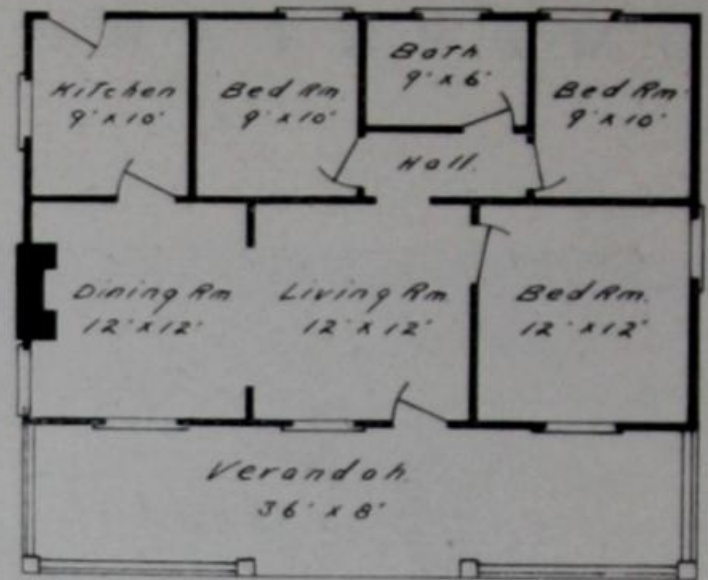
Refer to pages 10 and 63 for specifications and terms.



ISLANDER

Readi-Cut Six-Room Summer Cottage, with Bath

Much the same design as the bungalow shown on page 6. A fourth bedroom can be furnished without extra cost if a bathroom is not required.



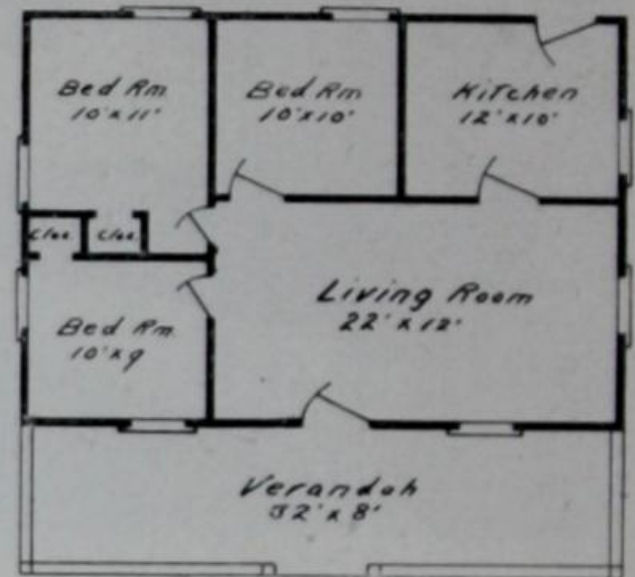
Size.	Price.	Net Price.
36 x 30	\$622.00	\$590.90



TRENT

Readi-Cut Five-Room Summer Cottage

Capable of accommodating a good sized family, and caring for week-end guests. Cosy; Staunch; Dry.



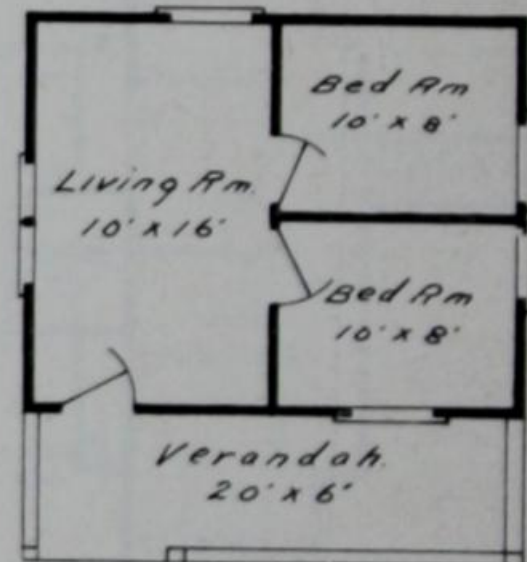
Size.	Price.	Net Price.
32 x 30	\$468.00	\$444.60



SO-HOMEY

Readi-Cut Three-Room Summer Cottage

A summer kitchen can be added at slight cost to increase the capacity.



Size.	Price.	Net Price.
20 x 22	\$298.00	\$283.10



ANTLER

Readi-Cut Two-Room Summer Cottage

Size.	Price.	Net Price.
16 x 10	\$156.00	\$148.20
24 x 12	248.00	235.60

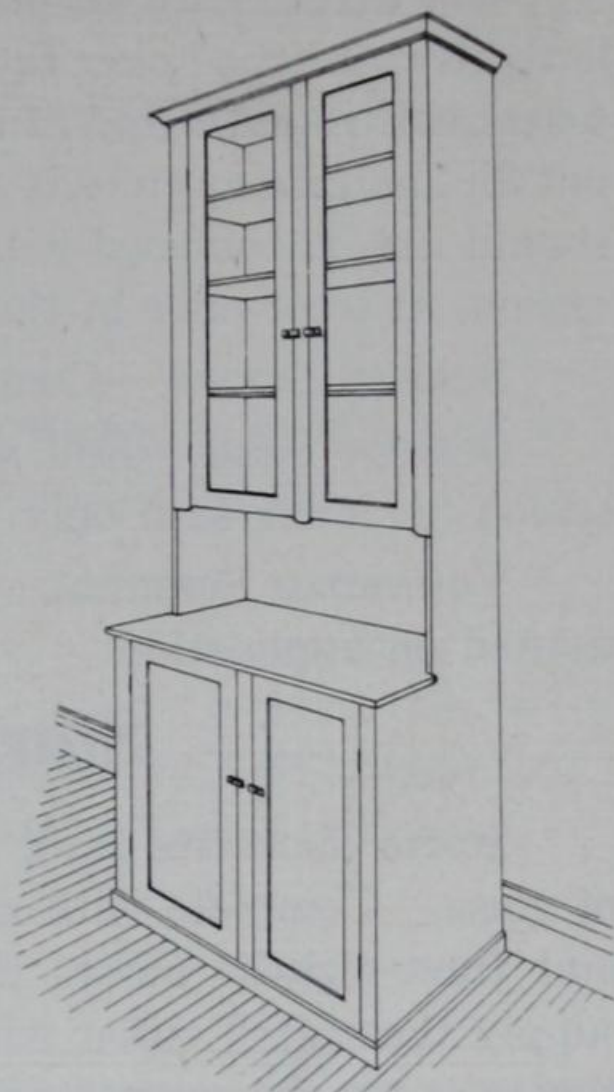
Suitable for two cottagers, "camper style," or for use as a hunting or fishing lodge.

Refer to pages 10 and 63 for specifications and terms.

Kitchen, Closet and Medicine Cabinets

THE Cabinets illustrated below are not shipped in the knock-down, but are put together in our shops, fitted with their hardware, and delivered ready to be put in service, with the exception of the glass, which, for the sake of safety in transit, is packed and shipped separately. They are made in both Georgia and white pine, but we strongly recommend the Georgia pine, as it will take an oil finish and has a particularly handsome appearance.

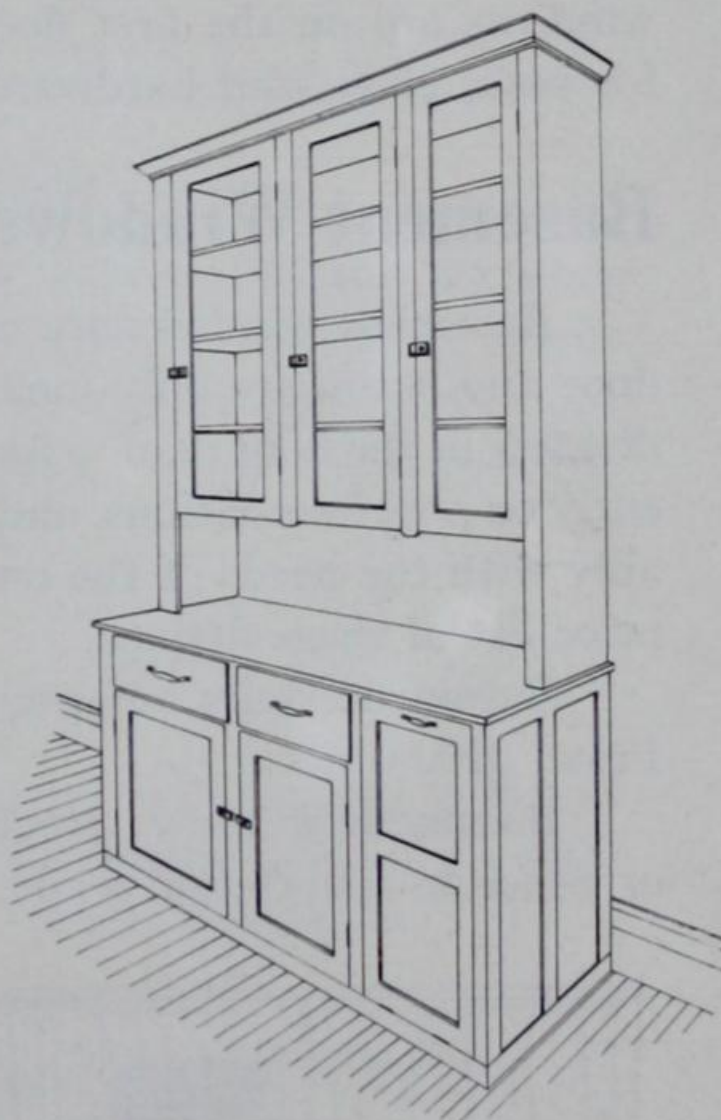
NO. 1, KITCHEN CABINET is 4 ft. wide, 7 ft. high, and 1 ft. 6 in. deep. It has a shelf and two panel doors below, and four shelves with two glass doors above. In Georgia pine or white pine, complete with glass and hardware. Price, \$13.50 net.



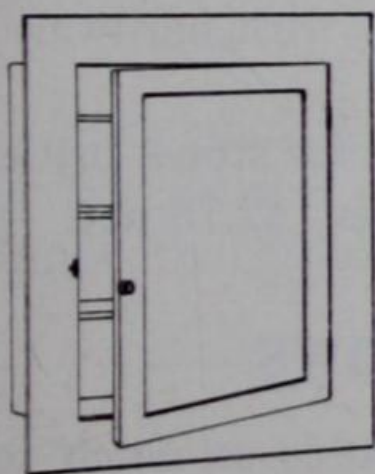
NO. 1 KITCHEN CABINET

NO. 2 KITCHEN CABINET is the same as No. 1, except that it is 5 ft. 6 in. wide and has three panel doors below and three glass doors above. In Georgia pine or white pine, complete with glass and hardware. Price, \$18.00 net.

NO. 3 KITCHEN CABINET is 5 ft. 6 in. wide, 7 ft. high, and 1 ft. 6 in. deep. It has in the lower section one shelf with two panel doors, a tilting flour bin, and two cutlery drawers. In the upper section there are four shelves with three glass doors. In Georgia pine or white pine, complete with glass and hardware. Price, \$23.50 net.



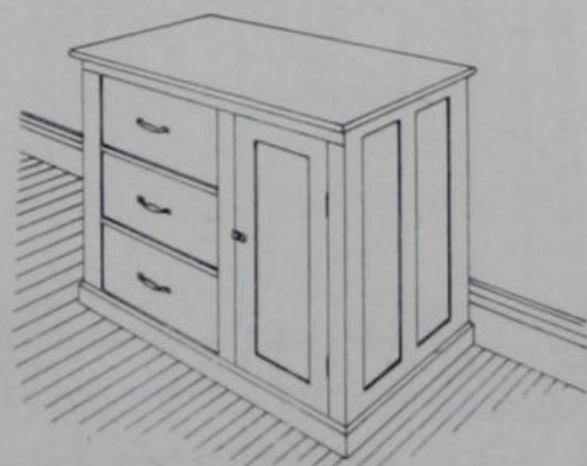
NO. 3 KITCHEN CABINET



MEDICINE CABINET

NO. 4 KITCHEN CABINET OR CLOSET CHEST is 3 ft. 6 in. wide, 3 ft. high, and 1 ft. 6 in. deep. It has one shelf with panel door and three large drawers. In Georgia pine or white pine, complete with hardware. Price, \$12.00 net.

MEDICINE CABINET.—This Sanitary Inset Medicine Cabinet is designed to be built into the partition of the bathroom or of a bedroom. The inside dimensions are: Width, 1 ft. 4 in.; height, 1 ft. 9 in.; depth, 4 in. It is fitted with three shelves and a mirror door. In Georgia pine or white pine, complete with mirror and hardware. Price, \$5.50 net.



NO. 4 KITCHEN CABINET OR CLOSET CHEST

Screen Doors, Screen Sash and Verandah Screens

Our Screens are all made from heavy stock, mortised and glued; the wire netting is tightly stretched over the frame, securely fastened in place, and the edge covered with a neat half-round strip. In a house fitted with a set of our screens the problem of keeping out flies and mosquitoes is settled for a term of from ten to twenty years. These screens should not be confused with those cheap affairs which have to be renewed, if not every season, at least once in three years.

SCREEN DOORS.—Complete with spring hinges. Price, \$3.25 net.

SCREEN SASH.—Full screens for casement windows. Sliding sash windows have screen for lower sash only. Price, \$1.25 net.

VERANDAH SCREENS.—Prices for a complete set of verandah screens for any house quoted on application.

Storm Sash and Storm Doors

Storm doors are made from matched V-joint sheathing, and are fitted with a light of glass. Complete with glass and hardware. Price, \$2.50 net. Storm sash are one and three-eighths inches thick, and are of the best quality and workmanship. We supply these sash either with a lower-rail ventilator, or with patented hangers so that the sash can be opened outward. The latter type has the advantage that they are more easily put on from the inside of the house. In the case of a bungalow where all the windows are on the first floor we would recommend the lower-rail ventilator. Prices for sash, glass, and hardware, complete, range from \$2.00 to \$3.50.

Basement Windows, Basement Door and Basement Stairs

Basement windows are not included in the houses at the prices quoted. Basement door and stairs are only included in the houses, at the price quoted, when they are indicated in the floor plan. As many of our houses are built either temporarily or permanently on post foundations, and as the item of basement windows is one that varies considerably with the needs of the owner, we have found it more convenient to have a separate price list of these fittings.

Basement stairs, adapted to house, with basement door, complete with hardware. Price, \$10.00 net.

Basement windows, single sash, three 10 in. x 16 in. lights; frames for stone, brick, or concrete foundation walls, complete with glass and hardware. Price, \$2.75 net.



French Windows

Probably no other feature adds so much to the bright, airy appearance of a room as a pair of French Windows, either between two rooms, or opening from living room, dining room or bedroom on to a verandah. They can be put in to replace an arch, door or window in any of our designs. Price, complete with glass and hardware, \$16.00. Where they are used to replace an opening of another type an allowance is made which will reduce this price from five to ten dollars.

Sliding Doors and Mirror Doors

An extra charge of \$3.80 net is made where an archway is replaced with a pair of sliding doors.

A panel door fitted one side with a four-foot plate mirror will be supplied in place of any closet door for \$7.50 net extra.

Double Swing Door

This door is included in the house at the price quoted wherever it is indicated on the floor plan, and will be put in to replace any single swing door, in any design, for an extra charge of \$1.50 net.

Shingle Stain

Shingle stain for the roof is not included, but will be supplied in any desired quantity for \$1.00 per gallon. A gallon will cover 120 square feet of roof surface, brush coat.

Hardwood Floors

Hardwood floors, of a fine quality of birch or maple, will be furnished in place of the regular flooring specified, with any of our designs, at an additional cost of \$3.50 per hundred square feet.

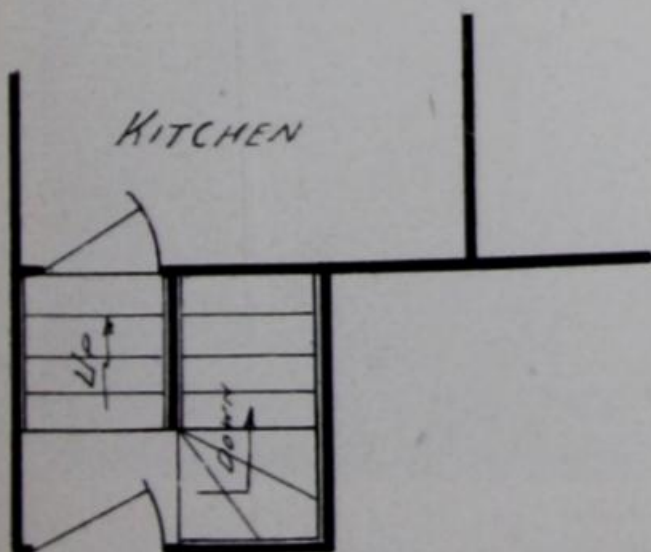
Steel Siding and Shingles

We are prepared to supply pressed steel siding or shingles for our houses, in place of wood siding and cedar shingles, and on request will quote prices on any house in our catalogue finished in this way. They are made from 28-gauge galvanized steel, and interlock on all four sides, making them wind, rain, and fire proof. They can be painted, if desired, with paints specially prepared for the purpose.

Dry Earth Closet

This building is commonly sold with summer cottages, or with houses going to outlying districts where the lack of water pressure makes it impossible to supply a fully equipped bathroom. Complete with paint and hardware. Price, \$15.00 net.

Sovereign "Readi-Cut" Cellar Entrance



The accompanying cut illustrates how an enclosed outside cellar entrance can be provided for any of our houses. Many customers prefer to have access to the cellar without the necessity of going through the house, and still do not want to be compelled to go out into the open air to get to the cellar. To such, this attachment will appeal strongly. Price, complete with basement stairs and door, \$30.00 net.



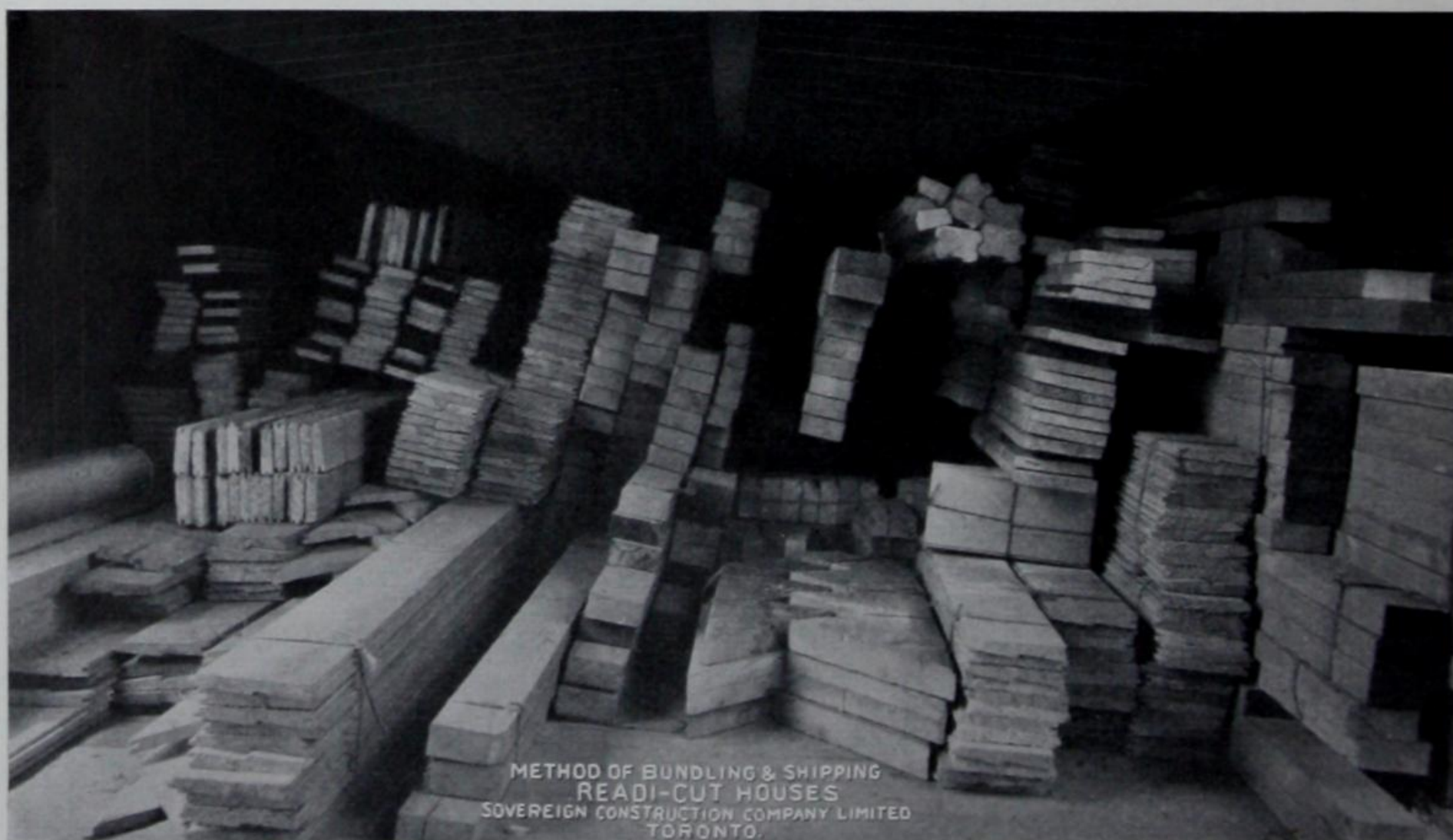
Sovereign "Readi-Cut" Kitchen Additions

To make the designs illustrated more flexible, we are prepared to furnish an assortment of lean-to additions, which are attached to the rear of our houses, increasing the ground floor space, so that other use can be given to the space shown on the floor plan. The accompanying cut shows the finished appearance of the addition.

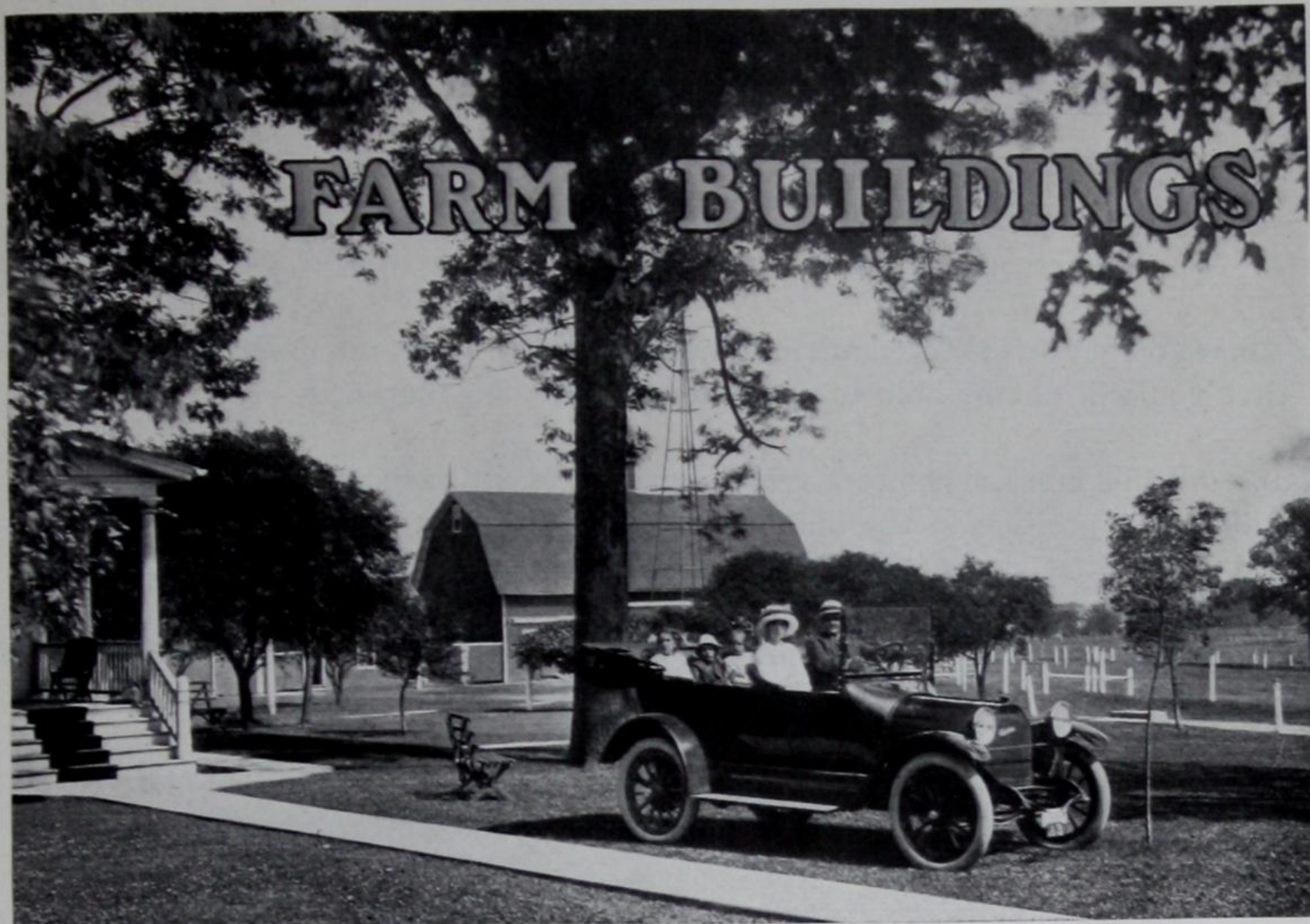
A window and an outside door are furnished with each building, and they are quoted below both in "summer" and in "all-the-year-round" construction.

Size in feet	WINTER CONSTRUCTION		SUMMER CONSTRUCTION	
	½ Cash with Order, Balance when Shipped	All Cash with Order	½ Cash with Order, Balance when Shipped	All Cash with Order
8 x 10	\$ 87.80	\$ 83.50	\$ 69.15	\$ 65.71
8 x 16	121.05	115.00	96.25	91.44
10 x 16	143.60	136.42	114.30	108.59
10 x 18	158.65	150.72	128.60	122.17
10 x 20	173.70	165.02	142.25	135.14
10 x 24	203.80	193.61	172.50	163.88

Government approved SCHOOL HOUSE DESIGNS furnished on application.



THE ACCOMPANYING CUT IS OF THE INTERIOR OF A CAR BEING LOADED WITH THE MANUFACTURED MATERIALS FOR A TYPICAL SOVEREIGN "READI-CUT" HOUSE



FARM HOUSES
POULTRY HOUSES

HAY BARNS
MILK HOUSES

GRAIN BARNS
HOG HOUSES

STABLES
GRANARIES

COMplete bills of material for every description of farm building supplied under the Sovereign System; lumber cut to fit, bundled, and marked with its position in the building; all necessary hardware, nails, flashings, etc.; complete plans and full erection instructions.

“The Twentieth Century Barn”

For many years it has been the practice of farmers, when building a barn, to cut from their own and neighboring properties the many heavy timbers that were required; the framing of the barn required skilled labor at high wages, but when it was taken into account that the timber cost very little the total cost for the barn was not excessive. In time all the available timber was cut off and the farmer was confronted with the proposition of buying square timber at an exorbitant cost, getting it to the building site and having it framed by the highest priced labor; a combination that threatened to make the cost prohibitive.

A New Era in Barn Building

To meet this condition, the Twentieth Century Barn has been evolved, with the heavy truss timbers placed only along the lines of strain, while rafters, diagonal braces, etc., are cut in at frequent intervals in such a way that the whole frame is a truss. We have accomplished the design of a barn of great strength and extreme rigidity with a saving of probably one-half of the lumber that would be used in the old type.

There are five excellent reasons of Economy, Quality and Efficiency, why your New Barn should be a Twentieth Century

FIRST.—You get a scientific barn design which saves half the timber used in the old type.

SECOND.—You get this reduced amount of lumber at rock-bottom prices and of a quality that you will not be able to duplicate in your neighborhood.

THIRD.—All this lumber, before leaving our mills, is cut to fit, bundled, and marked to indicate its position in the building; that is, we do by machinery all the cutting and fitting that would ordinarily be done by high-priced hand labor on the job.

FOURTH.—Our barn is literally “iron clad,” as it is shingled with Galvanized Shingles and sided with Galvanized Corrugated Siding.

FIFTH.—We furnish a set of Plans and Instructions so simple and complete that the farmer can erect his own barn without the assistance of a carpenter.

Special Features of the New Design

(See illustrations on next page.)

Heavy columns support the plates which carry the rafters for the lower slope of the roof.

Heavy timber angle braces, strongly trussed to the sills and columns, support the hip purlins. (See Fig. 2.)

The upper pairs of rafters are collar tied and all the rafters are notched to fit the plates. (See Fig. 3.) This makes each set of rafters a complete roof truss.

The heavy framing and the elaborate bracing of the end walls are shown by the broken lines of Fig. 1. The side walls are diagonally braced in the same manner.

Angle braces are spiked across the rafters at each end of the barn to stiffen the roof against the strains due to the load of the hay fork track.

The flooring of the threshing floors is two inches thick, tongued and grooved; the flooring of the mows, seven-eighths inch thick, tongued and grooved.

The roof is sheathed with seven-eighths inch sheathing covered with galvanized shingles.

The outer walls are covered with galvanized corrugated siding.

Remember—All the Framing is done in our Mills

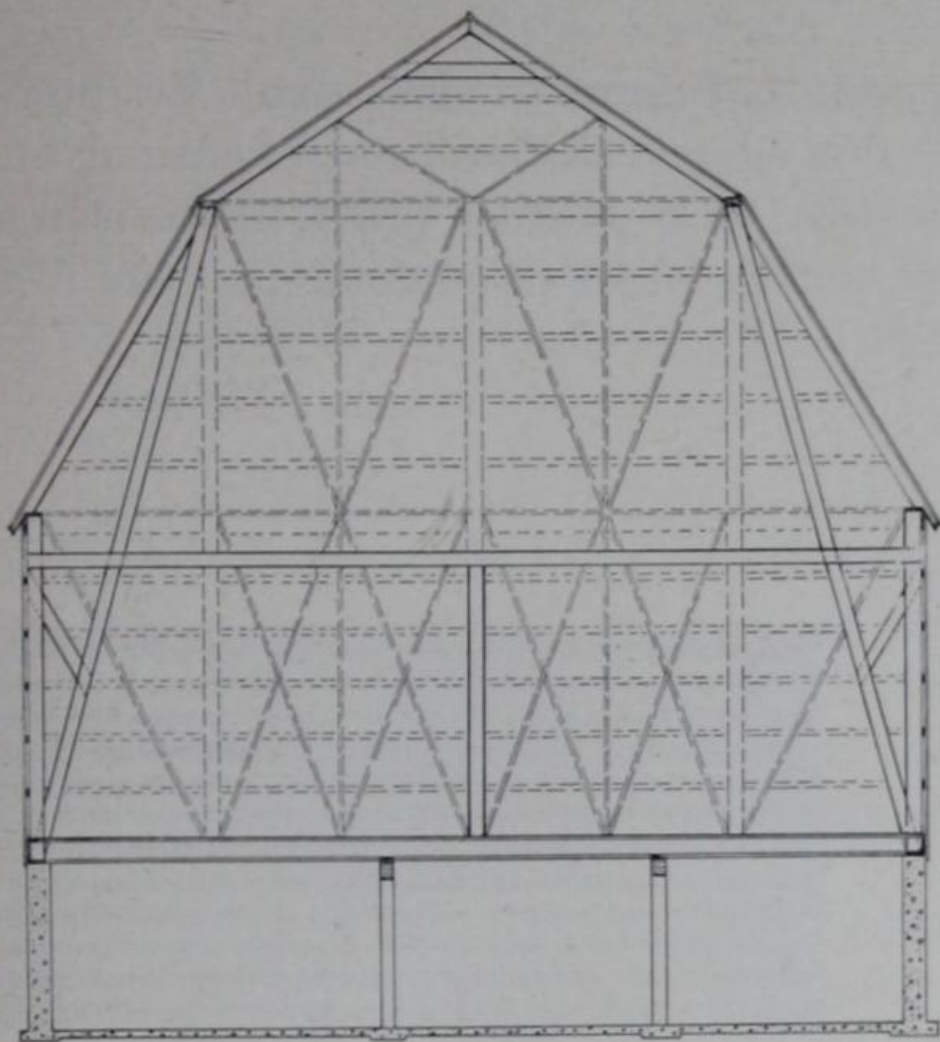


FIG. 1

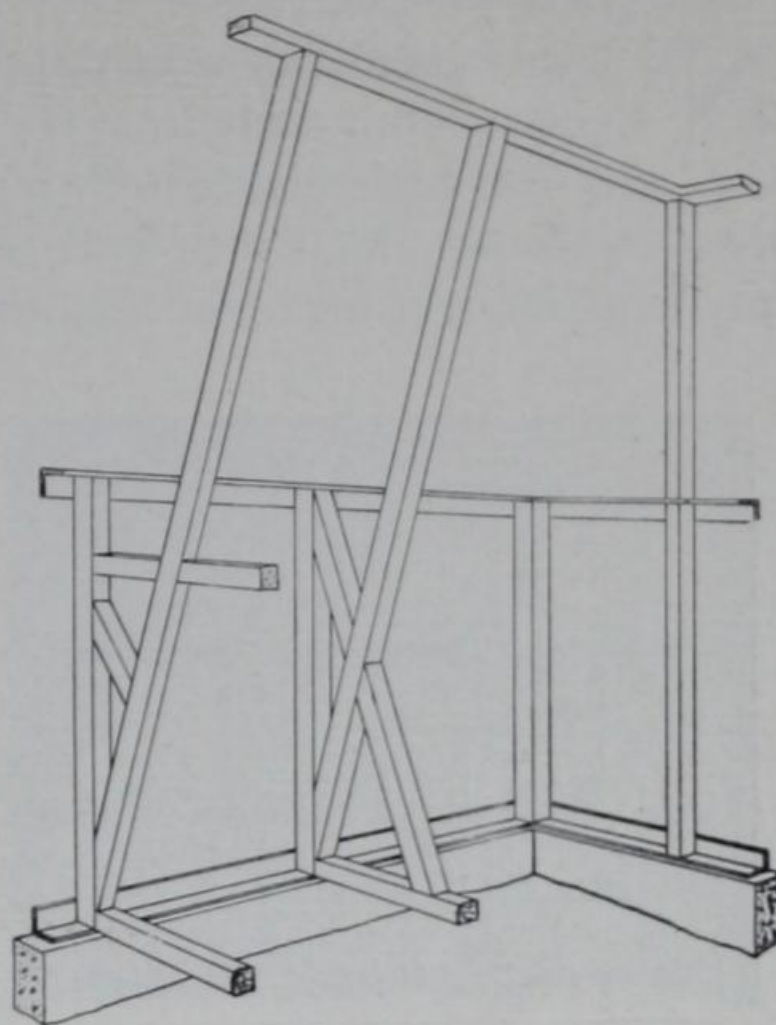


FIG. 2

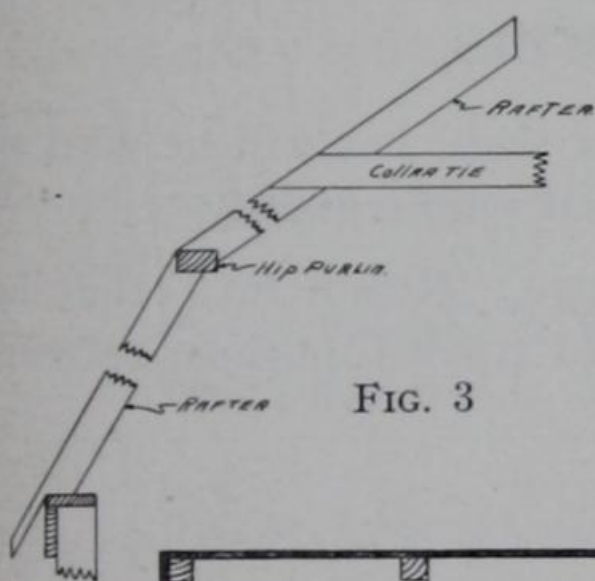
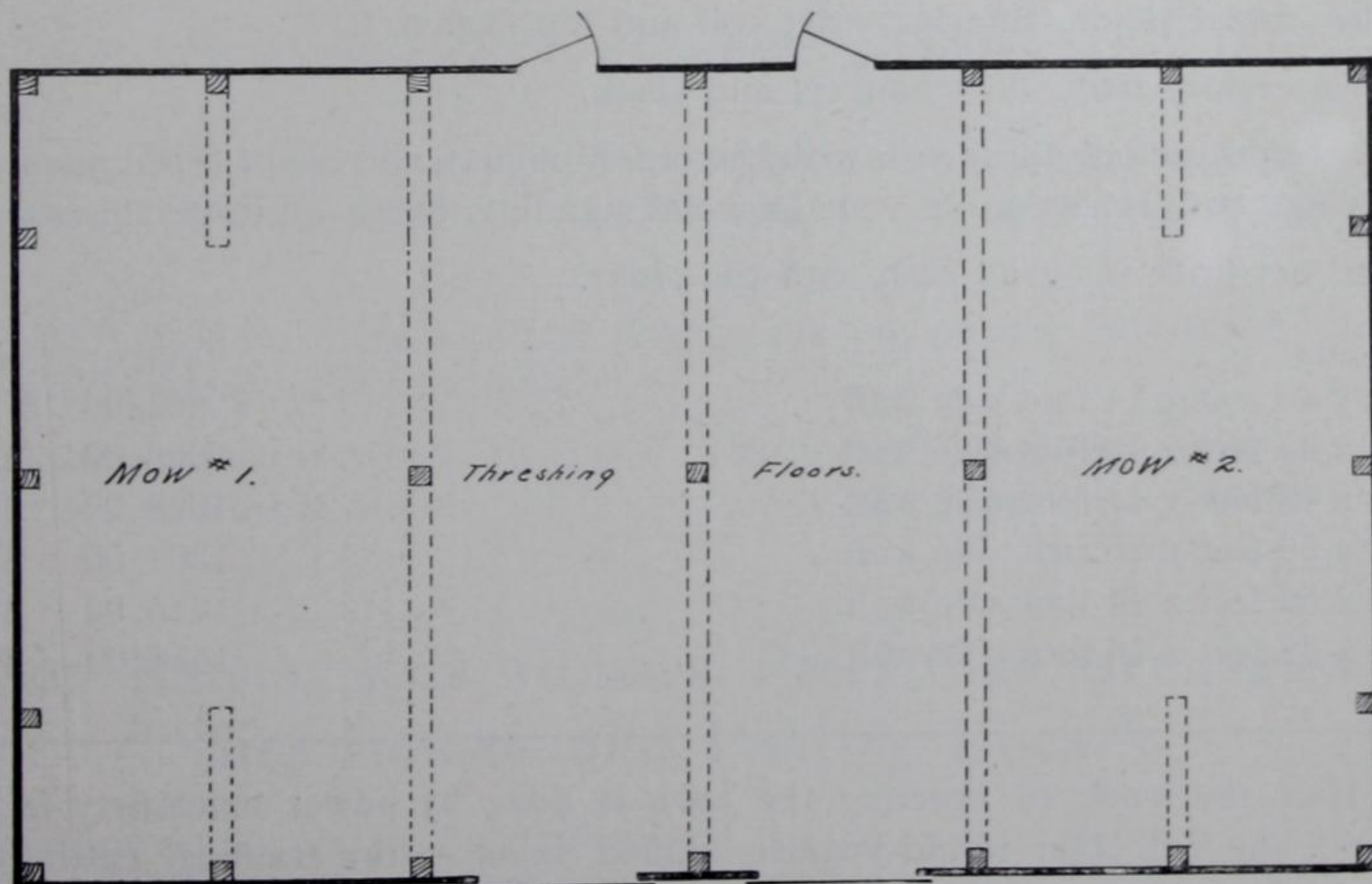


FIG. 3

Twentieth Century Barn Details of Framing

Sovereign Construction Co., Limited, Toronto

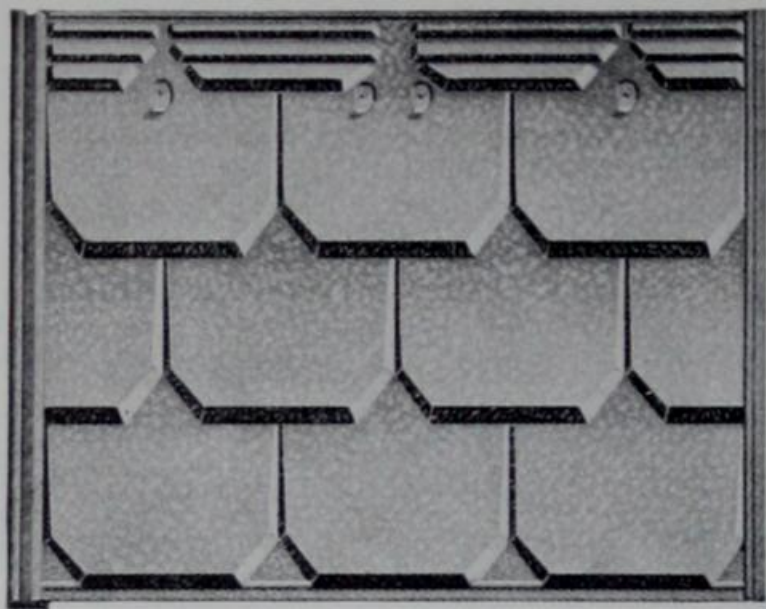


FLOOR PLAN

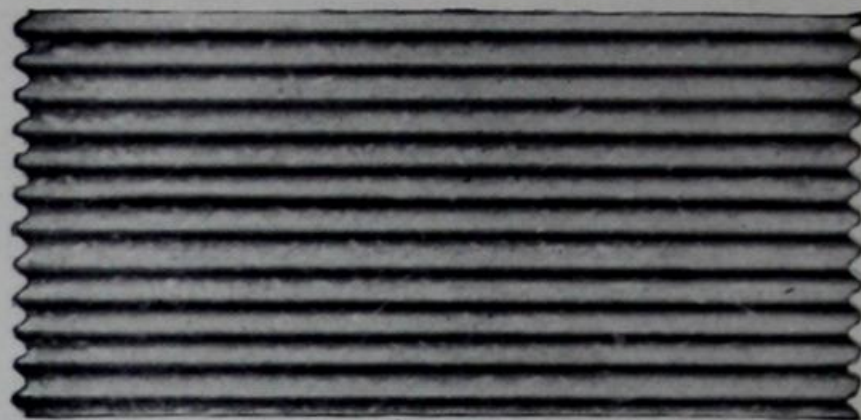
The material is cut to fit, ready to be nailed in place

Our Metal Clad Barns are Lightning, Fire, Wind and Weather Proof

NO barn other than a metal clad can properly lay claim to the name "Twentieth Century," for aside from the extra protection against the hazards of lightning and fire, and the high degree to which they are wind and weather proof, there is that most important item, their great length of life, and freedom throughout that life from any expense of painting or repairing.



METAL SHINGLE



GALVANIZED CORRUGATED SIDING

Barn Sizes, Prices and Terms

We quote below prices on half a dozen of the commoner sizes, but will be glad of the opportunity to submit figures on barns to suit any special requirements.

The prices quoted cover all the lumber from sills to ridge, "Readi-Cut," that is, sills, joists, wall plates, bonding strips, flooring, columns and trusses, purlins, rafters, collar ties, roof sheathing, etc.

Also, metal siding, shingles, ridge roll and hip flashings.

All necessary nails, door hangers and track.

Our terms are one-third cash with the order, balance on receipt of shipment. This is not meant as a reflection on your financial standing, but is an invariable rule.

The net price is for all cash with the order.

SIZE	PRICE	NET PRICE
32 feet x 40 feet x 14 foot side wall	\$ 861.00	\$ 818.00
32 feet x 48 feet x 16 foot side wall	1066.00	1013.00
36 feet x 48 feet x 14 foot side wall	1078.00	1025.00
36 feet x 56 feet x 16 foot side wall	1304.00	1238.00
40 feet x 56 feet x 14 foot side wall	1315.00	1249.00
40 feet x 68 feet x 16 foot side wall	1554.00	1476.00

Half the work of erecting the barn is done by power machinery in our mills — the half that would require skilled labor — the framing, cutting and fitting. The owner, with the assistance of a couple of "handy" men, can put the material together on the job.

Stables

BECAUSE of lack of space we are not illustrating our stables, but will mail blue-prints on request, showing floor plan and section through building.

Below we give a general description of our standard designs, so that you will know if we have approximately what you want. If your ideas call for something entirely different, submit rough sketch and description and we will be very glad to quote a figure.

Our stables are all of the gable roof type, with 12 ft. 6 in. side walls. We supply sills, joists, sub-floor, building paper and matched floor. The loft floor is $\frac{7}{8}$ -inch tongued and grooved, so that dust will not sift through into the carriage room. The outside walls are covered with $\frac{7}{8}$ -inch tongued and grooved siding, and the inside walls of the room for stabling the horses are lined with $\frac{7}{8}$ -inch tongued and grooved sheathing. The roof is covered with $\frac{7}{8}$ -inch sheathing and either Patent Roofing or shingles.

The prices quoted are for the buildings complete, Read-Cut, with all nails, flashings, building paper, door and window hardware, and in the case of buildings finished in wood, paint for two coats outside.

Separate prices are quoted in each case for stables finished with metal shingles and corrugated siding. The sheet metal is galvanized and does not require any paint.

STABLE.—16 ft. x 24 ft., fitted with two single stalls and with a 16 ft. x 12 ft. carriage room.

Price, finished in Wood	\$355.50	Net Price \$337.73
Price, finished in Metal	422.00	Net Price 400.90

STABLE.—20 ft. x 28 ft., fitted with six single stalls, and with a 20 ft. x 14 ft. carriage room.

Price, finished in Wood	\$488.25	Net Price \$463.84
Price, finished in Metal	569.00	Net Price 540.55

STABLE.—24 ft. x 36 ft., fitted with four single stalls, two double stalls, and a box stall. The carriage room is 24 ft. x 14 ft.

Price, finished in Wood	\$679.00	Net Price \$645.05
Price, finished in Metal	783.00	Net Price 743.85

Hay Barns, Milk Houses, Steel Clad Granaries Hog Houses and Poultry Houses

If you are contemplating building any of the above farm buildings, or any farm buildings of any description, we will be very pleased to have an opportunity to figure on them, and can in all probability send some of our blue-prints, which will have many helpful suggestions for you.

Heart to Heart Talk

If you have read the first eleven pages of this book, you will have gathered the following facts about "Readi-Cut Houses."

1. When erected they are exactly like any other well designed and constructed houses.
2. A saw is practically unnecessary in the erection of them; we do the measuring, sawing, and fitting in our Mills by automatic machinery.
3. They will last for several generations—as long as any other well designed and constructed houses.
4. They eliminate waste of material.
5. They render skilled labor unnecessary, and reduce by half the time required for their erection.
6. You pay but one profit on them.
7. You know in advance what your complete house will cost and what it will look like.
8. You save much time and worry in getting a home.
9. You can do all the work of erecting, yourself, for we furnish full instructions and graphic illustrations.
10. You get a fine grade of finished material for the entire house, at less than the cost of the raw material otherwise.
11. **That the Sovereign System saves you one-third your money as shown by the experience of others.**

Naturally you are enthusiastic about it—you will probably tell your friends how good it looks—tell them of the many advantages of the system. In talking with them or asking advice of others, we suggest two things:—

1. Write down each question asked you which either you or this book cannot answer—make a note of any objection raised against the system, and pass those questions or objections up to us. We are eager for a chance to answer them.
2. Look for the motive behind the objection. Your intelligence will frequently find it.

Kindly ask us to send Booklets to any who are seeking information about the Sovereign "Readi-Cut" system, and we will be only too glad to supply them.

The system is simply exact Science applied to house building.

Scientific elimination of waste.

Scientific utilizing of every inch in the log.

Scientific salesmanship to eliminate unnecessary profits to useless middlemen.

Scientific management—planning the most direct route between the raw material and the consumer.

Not in any sense "Magic," just efficiency obtained by specializing.

We eliminate costs that add no value.

Our Aim

In advertising our system broadcast over the country, we have given to the public a Bond with which we dare not take liberties. We must fulfil every expectation that our advertising arouses, or lose part of our investment. We must keep up the quality; we must make the houses make good or we will lose our established reputation. We are legally responsible, and we desire to be morally responsible.

We handle only one grade of material—the best.

We have only one price—the lowest.

In time of war, prepare for peace.
Suppose you drop a few bombs on your prejudices, make a flank movement on precedent, mobilize your good intentions, and adopt the "Readi-Cut" way.

The Supreme Verdict—the Customer's Opinion!

Arthur Blight
Baritone
Shubbs, Nordheimer's, 15 King St. E.
Toronto
Phone Main 4669

Toronto, September 25th, 1914.

Sovereign Construction Co., Ltd.

Toronto.

Gentlemen:-

The "Fairport" bungalow which you furnished me this spring, is entirely satisfactory in every respect, design, materials and all. Your system not only saved a busy man the time and trouble of looking after the erection, but I believe it saved me close on to \$400 in the cost of getting just what I wanted.

It will give me pleasure to commend your Company to any intending purchaser.

Yours truly,

Arthur Blight

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306/

